

2670 Islington Avenue – Zoning Amendment - Final Report

Date:	December 15, 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 1 – Etobicoke North
Reference Number:	11 246135 WET 01 OZ

SUMMARY

This application proposes to convert an existing residential dwelling into a professional office with seven (7) parking spaces in the rear yard at 2670 Islington Avenue.

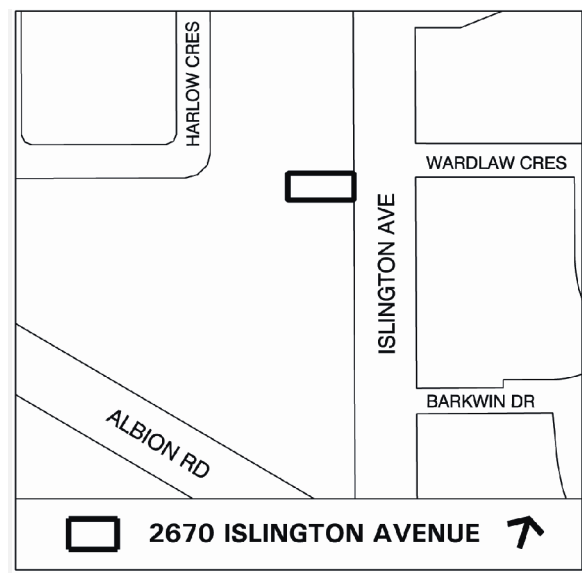
The proposed rezoning will allow a low intensity office use that will provide an appropriate transition between the office building to the south and the residential dwellings to the north.

This report reviews and recommends approval of the application to amend the former City of Etobicoke Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code, for the lands at 2670 Islington Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report dated December 15, 2011.



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

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous planning applications or decisions applicable to the subject site.

ISSUE BACKGROUND

Proposal

The proposed rezoning would allow the existing detached dwelling to be used as a professional office providing legal services. The building would have a reception area and three offices on the main floor, as well as two offices on the second floor. The basement would be primarily used for storage. For further details please refer to the Preliminary Site Plan.

Site and Surrounding Area

The subject property has an area of 625 square metres with 16.2 metres of frontage on Islington Avenue and a depth of 39 metres. The property is generally flat. The existing 1½ storey dwelling has a gross floor area of 193 square metres. For further details refer to the Preliminary Site Plan, Elevations, and Application Data Sheet on Attachments 1, 2, and 4 respectively.

The subject property is located on the west side of Islington Avenue, north of Albion Road. The surrounding land uses include the following:

North: two-storey detached houses

West: one and two-storey detached houses

South: two-storey office building, two-storey commercial plazas (southeast)

East: place of worship, detached houses

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is designated *Neighbourhoods* on Map 13 – Land Use Plan. Section 4.1 of the Official Plan describes *Neighbourhoods* as physically stable areas made up of residential uses in lower scale buildings. Home occupations, small-scale retail services and offices uses are also provided for in *Neighbourhoods*.

Section 4.3 provides criteria with respect to new small-scale retail, service and office uses in *Neighbourhoods*, as follows:

New small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning by-law, where required, on major streets shown on Map 3, with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale, service and office uses will:

- a) serve the needs of area residents and potentially reduce local automobile trips;
- b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- c) have a physical form that is compatible with and integrated into the *Neighbourhood*.

Zoning

The existing zoning designation under the former City of Etobicoke Zoning Code is *Second Density Residential (R2)*, as illustrated on Attachment 3 - Zoning. This zone permits detached residential dwellings and group homes, as well as home occupations including private home day care and a doctor's office or dentist's office where the practitioner resides in the same dwelling.

The proposed rezoning will allow a *professional office* as an additional use within the existing R2 zone for this site. As defined by Chapter 304-3 of the former City of Etobicoke Zoning Code, a *professional office* is an "establishment where professionally qualified persons, technical assistants and clerical staff are employed, which may include services for clients seeking advice or consultation, but shall not include a medical office."

Site Plan Control

The proposed conversion to a professional office is subject to Site Plan Control. The applicant has not yet submitted a Site Plan Control application.

Reasons for Application

The existing R2 zoning designation does not permit the proposed professional office; a zoning by-law amendment is therefore required to allow the proposed use.

Community Notification

A notice was sent to all residents, owners, and businesses within 120 metres of the subject property. The notice described the purpose of the proposed rezoning and provided contact information for City Planning and the local Councillor to allow the community to raise any questions or concerns they may have.

No concerns with this proposal were identified.

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

The applicant has addressed previous concerns from Urban Forestry regarding the impact on four (4) trees on neighbouring properties by submitting an addendum to the Arborist Report that advises the utilization of an EcoGrid driveway system will negate any detrimental impact on the neighbouring trees. Urban Forestry has reviewed the addendum and has advised that further details are required to confirm that this approach is adequate to protect the neighbouring trees.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement. The proposed professional office is supported by policy 1.1.1(b) that indicates a healthy, liveable and safe community is sustained by accommodating an appropriate range and mix of residential and employment uses.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed re-zoning will contribute to a complete community by creating local employment opportunities and diversified land uses that may serve to reduce automobile dependence, thereby addressing policies 2.2.2.1 (d)(g)(h).

Land Use

The proposed professional office will retain the house-form of the existing dwelling, which is in keeping with the character of the adjacent residential uses. The proposed office augments the commercial uses focussed around the intersection of Islington Avenue and Albion Road.

Traffic Impact, Access, Parking

The proposed seven space parking lot in the rear yard will be accessed from Islington Avenue and will allow all vehicles to turn around on-site to avoid any need for vehicles

to back out onto Islington Avenue. This will improve the existing condition as vehicles currently need to back out onto Islington Avenue to exist the site.

The proposed parking lot for seven vehicles will have a minimal traffic impact on Islington Avenue.

Landscaping

Landscaping improvements to the rear yard will be secured through the Site Plan Approval process to provide a suitable buffer between the proposed parking area and the existing adjacent residential uses.

Servicing

The existing water and sanitary sewer servicing connections will be maintained. Technical Services has advised they are satisfied that the existing servicing is adequate to service the proposed professional office.

Open Space/Parkland

Applicability of Parkland Dedication

The use is proposed to be office (a conversion from the existing residential use). The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The site is in the highest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is not in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1020-2010.

Calculation of Parkland Dedication

Parks, Forestry and Recreation staff have confirmed that the proposed re-zoning is not subject to any parkland dedication. This is because the existing building will be maintained and the proposed conversion from a residential use to a professional office will not increase the demand for parkland.

Toronto Green Standard

Since the proposed professional office does not involve any additions to the existing building, the Toronto Green Standard (TGS) does not apply because the proposal is not considered a new development.

The applicability of the TGS performance measures will be re-evaluated when a Site Plan application is submitted to allow the proposed use, including the new parking area in the rear yard.

Development Charges

The proposed re-zoning is not subject to any development charges because there is no increase in gross floor area and no additional dwellings.

CONTACT

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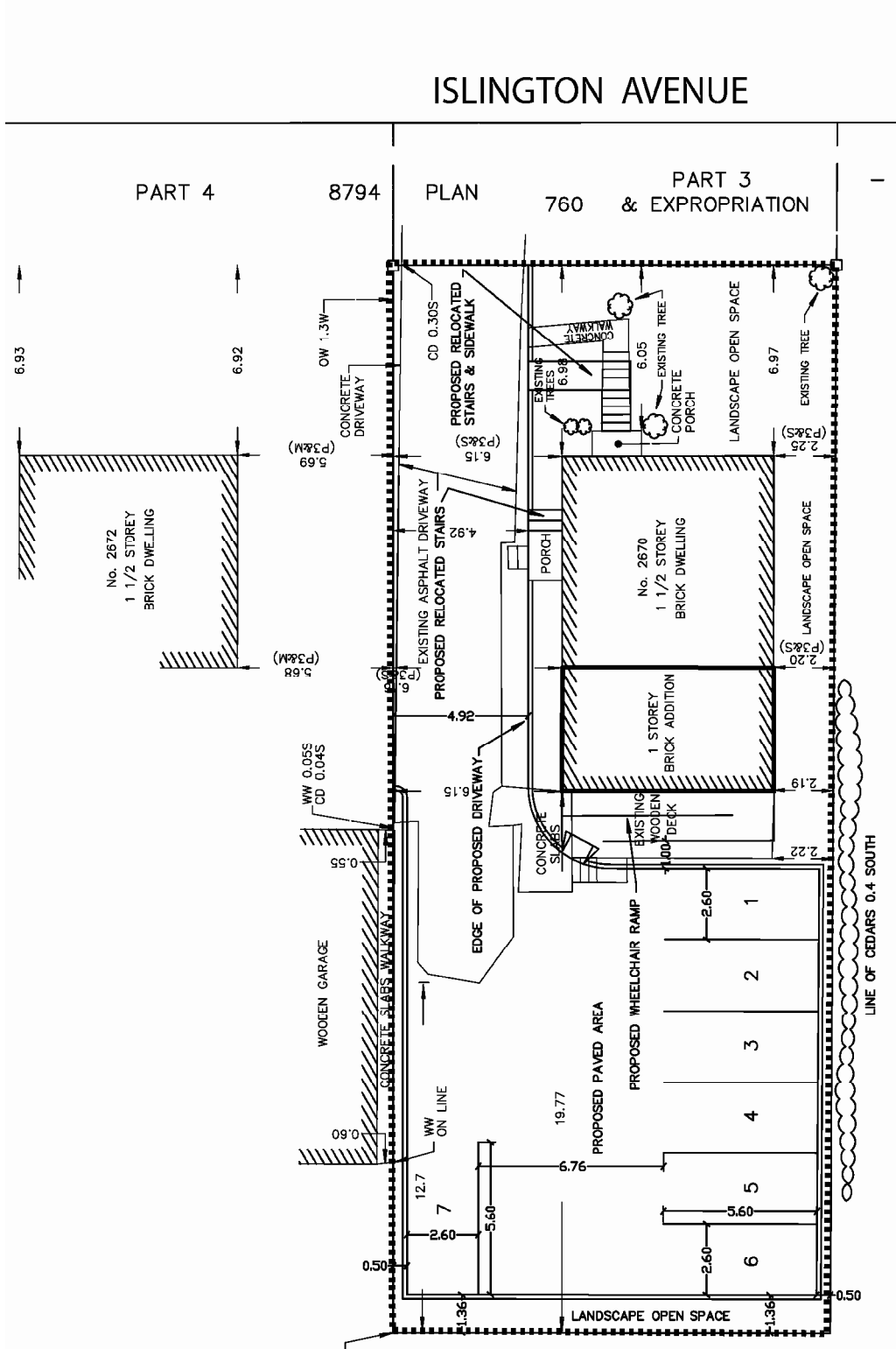
SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Preliminary Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Preliminary Site Plan



2670 Islington Avenue

File # 11 246135 WET 01 0Z

Site Plan
Applicant's Submitted Drawing

Not to Scale
12/15/2011



Attachment 2: Elevations



Front (East Elevation, North Elevation)



Front (East Elevation)

Site Photos - Elevations

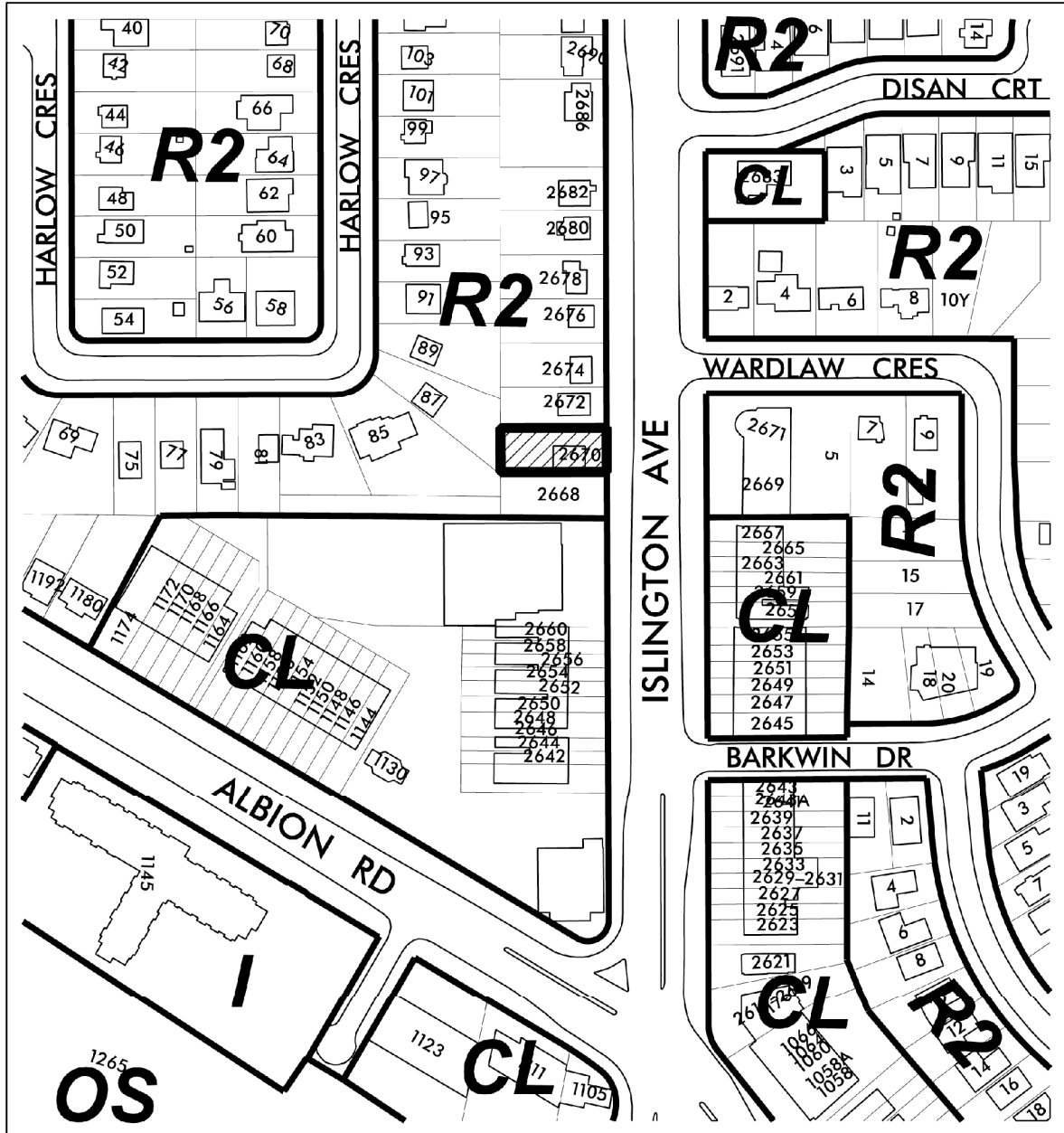
2670 Islington Avenue

Applicant's Submitted Drawing

Not to Scale
09/01/11

File # 11_246135

Attachment 3: Zoning



2670 Islington Avenue

File # 11 246135 WET 01 0Z

- R2 Residential Second Density
- I Institutional
- OS Public Open Space
- CL Commercial Limited



Not to Scale
Zoning By-law 11,737 as amended
Extracted 09/08/11

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 246135 WET 01 OZ
Details	Rezoning, Standard	Application Date:	July 26, 2011

Municipal Address: 2670 ISLINGTON AVE
 Location Description: PLAN 3763 PT LOT 1 **GRID W0104
 Project Description: to permit the conversion of the existing detached residential dwelling to office use

Applicant:	Agent:	Architect:	Owner:
MACAULAY SHIOMI HOWSON LTD			INDERPAUL SINGH CHANDHOKE

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	624.9	Height:	Storeys:	0	
Frontage (m):	16.2		Metres:	0	
Depth (m):	39				
Total Ground Floor Area (sq. m):	94				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	7	
Total Non-Residential GFA (sq. m):	193		Loading Docks	0	
Total GFA (sq. m):	193				
Lot Coverage Ratio (%):	15				
Floor Space Index:	0.3				

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	193	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Thomas Rees, Planner
	TELEPHONE:	416-394-8208

Attachment 5: Draft Zoning By-law Amendment

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Chapter 320 of the former City of Etobicoke Zoning Code, as amended,
With respect to the lands municipally known as,
2670 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. Permitted Use

Notwithstanding Section 320-58 B of the former City of Etobicoke Zoning Code, *professional office* is an additional permitted use within the lands identified on Schedule 'A', municipally known as 2670 Islington Avenue.

2. Chapter 324, Site Specifics, of the 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 AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____-2011	Lands located on the west side of Islington Avenue, north of Albion Road, municipally known as 2670 Islington Avenue.	To allow a professional office within the existing detached house.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

