

**26 and 30 Fieldway Road - Zoning Amendment
Application - Preliminary Report**

Date:	January 26, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	11 330550 WET 05 OZ

SUMMARY

This application proposes to develop the lands with a 7-storey residential condominium building with 163 units and 201 underground parking spaces at 26 and 30 Fieldway Road.

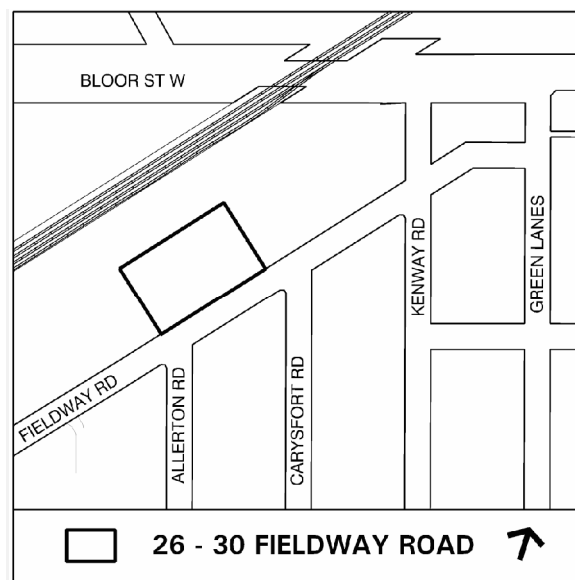
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff propose to hold a community consultation meeting in the spring of 2012 to allow the applicant to present the project to and receive comments from the public. A Final Report on the application is targeted for fall 2012. This target date assumes that the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 26 and 30 Fieldway



- Road 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 was held with the applicant in early 2010 to discuss complete application submission requirements. The proposal was submitted to the Star Advisory Committee on June 17, 2010 for review and comment on submission requirements.

A series of pre-application community consultation meetings were held by the applicant on the following dates: December 5, 2011 with immediate residents; December 6, 2011 with industrial and commercial stakeholders and property owners; and on December 7, 2011 with the general public. The applicant presented the proposal. Most comments were favourable with concern being raised around the operation of the intersection at Green Lanes and Bloor Street West.

ISSUE BACKGROUND

Proposal

The application proposes to construct a 7-storey building on the site with a total of 163 residential units. The building will be L-shaped with the front elevation facing Fieldway Road and then wrapping around the east side of the site (Attachment 1). Stepbacks of 2 metres are proposed at the third and seventh floors on the Fieldway Road elevation. There is a large recessed central entry feature providing a greater setback along the Fieldway Road frontage. This central entry provides pedestrian access to the building from Fieldway Road. The proposal has an overall density of 2.4 times the area of the lot.

Access to the site is proposed by a driveway at the west end of the site to align opposite Allerton Road. The driveway will provide access for vehicle drop off, servicing and underground parking at the rear of the property. A total of 201 underground parking spaces are proposed.

Indoor amenity space for the building is proposed on the ground floor adjacent to an outdoor amenity area. There is an additional outdoor amenity area at roof level.

Site and Surrounding Area

The site is located on the north side of Fieldway Road between Allerton Road and Carysfort Road, in the south west quadrant of Bloor Street West and Islington Avenue. The site is 0.59 hectares.

The surrounding land uses are:

- North: Hydro One Corridor, CP Rail Corridor, Bloor-Danforth subway line and Bloor Street West.
- South: Fieldway Road and single family dwellings.
- East: Proposed 6-storey residential condominium at 8 Fieldway Road, existing 13-storey Network Loft condominium building at 2 Fieldway Road.
- West: Light industrial uses.

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 'A'* in the Etobicoke Centre Secondary Plan. *Mixed Use* designation permits a broad range of commercial, residential and institutional uses, in single use or mixed use buildings. The proposed use is among the permitted uses in this designation.

Zoning

The site is zoned Class I Industrial (IC.1) which permits light industrial uses.

Site Plan Control

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

Reasons for the Application

The 7-storey residential building is not permitted by the existing Class 1 Industrial (IC.1) zoning. A zoning by-law amendment is required to implement the proposal.

COMMENTS

Application Submission

The following reports/studies and plans were submitted with the application:

- Site Survey
- Architectural Drawings
- Planning Justification Report
- Functional Servicing Report
- Stormwater Management Report
- Noise Feasibility Study
- Vibration Impact Study
- Tree Inventory Report
- Traffic Impact Study
- Green Standards Template
- Sun/Shadow Study
- Landscape Concept Plan
- Air Quality Study
- Community Services Study

City staff are reviewing the application for completeness.

Issues to be Resolved

City Planning has circulated the application to relevant City Divisions and Agencies for comment. The following matters have been initially identified and will need to be addressed prior to a final staff report. Additional issues may be identified through the review of the application, including community consultation.

- a) Appropriate height and massing of the building related to the policies of the Etobicoke Centre Secondary Plan;
- b) Treatment of the ground floor of the proposed building and its relationship to the street;
- c) Additional traffic on the residential road network including the Green Lanes and Bloor Street West intersection; and
- d) Identification and securing of community benefits under Section 37 of the Planning Act.

Toronto Green 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.

CONTACT

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SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

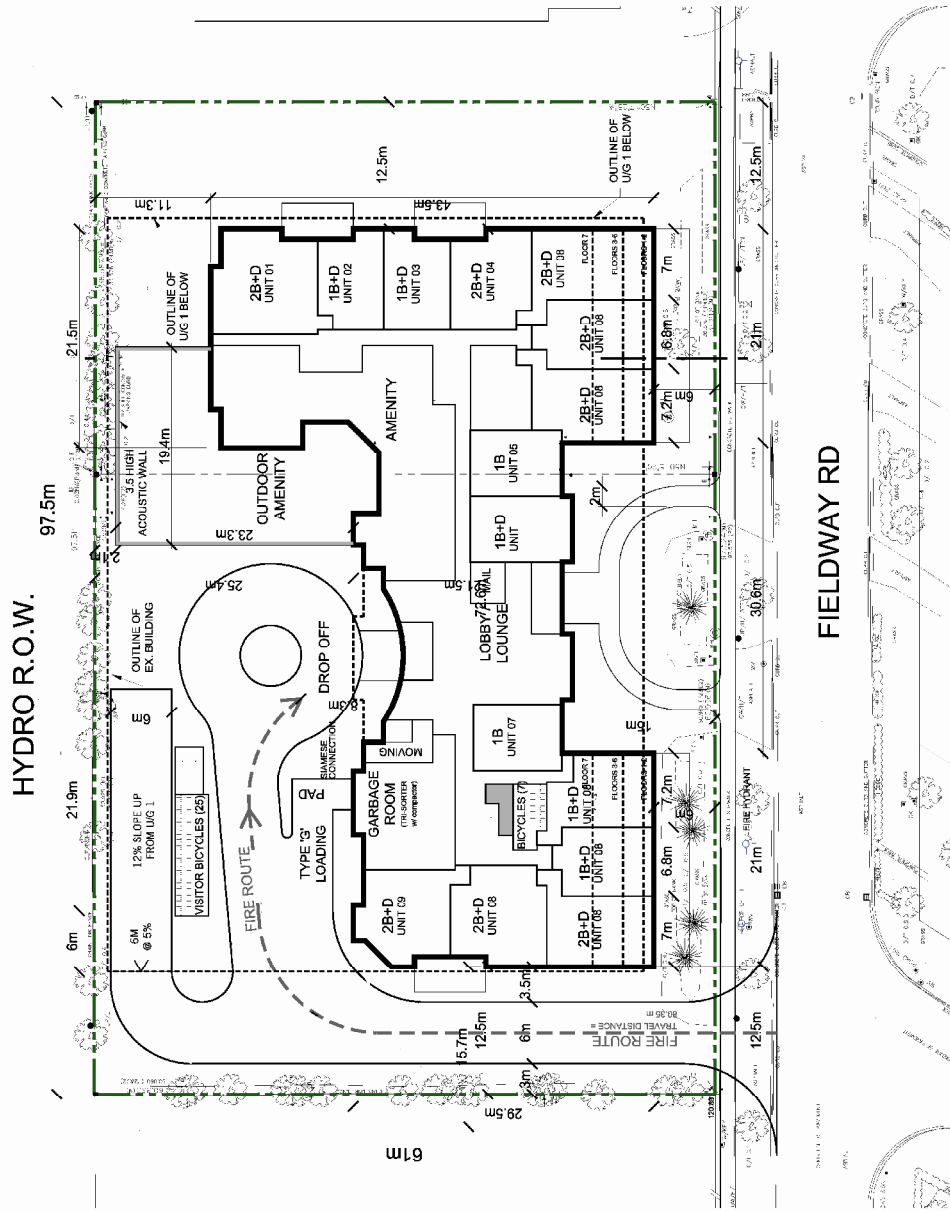
Attachment 1: Site Plan

Attachment 2: Elevations

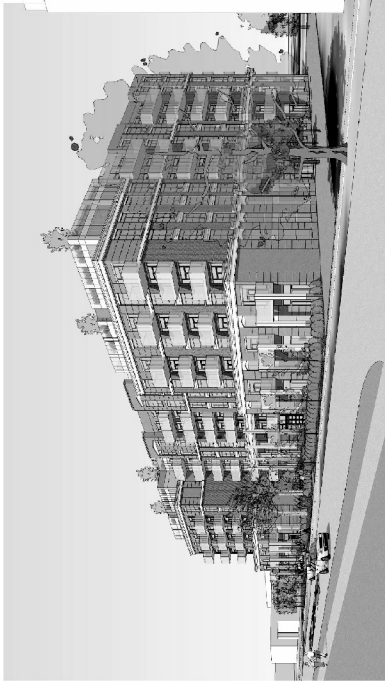
Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Attachment 2: Elevations



VIEW POINT A - PEDESTRIAN VIEW FROM EAST



VIEW POINT B - PEDESTRIAN VIEW FROM SOUTH



VIEW POINT C - PEDESTRIAN VIEW FROM SOUTHWEST



VIEW POINT D - PEDESTRIAN VIEW FROM WEST

Rendering Views

Applicant's Submitted Drawing

Not to Scale
01/10/2012

26 - 30 Fieldway Road

File # 11 330550 WET 05 02

Attachment 3: Zoning



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 330550 WET 05 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2011

Municipal Address: 30 FIELDWAY RD
 Location Description: CON 1M PT LOT 15 **GRID W0506
 Project Description: proposed seven storey 163 unit condominium apt. building

Applicant:	Agent:	Architect:	Owner:
BARRY MORRISON			2090912 ONTARIO CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	1C1	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	5942	Height:	Storeys:	7	
Frontage (m):	97.5		Metres:	23.1	
Depth (m):	61				
Total Ground Floor Area (sq. m):	2047				Total
Total Residential GFA (sq. m):	13928		Parking Spaces:	201	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	13928				
Lot Coverage Ratio (%):	34.4				
Floor Space Index:	2.34				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	98
2 Bedroom:	65
3 + Bedroom:	0
Total Units:	163

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	13928	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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