

**228 Wilson Avenue - Zoning By-law Amendment
Application - Preliminary Report**

Date:	January 23, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	11 324675 NNY 16 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law No. 7625 to permit a 16-storey condominium apartment building approximately 51 metres in height at 228 Wilson Avenue. Proposed are a total of 101 dwelling units which includes five 2-storey townhouses fronting Wilson Avenue forming part of a 4-storey base building. There are 107 parking spaces proposed within a 4 level below grade parking garage. Access to the site would be provided from a driveway off Wilson Avenue at the east end of the site.

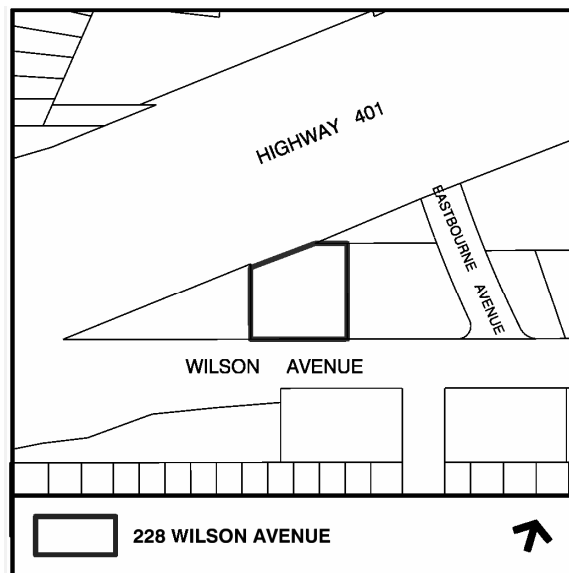
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A statutory public meeting is targeted for the fall of 2012. The target date assumes 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 228 Wilson Avenue 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 of 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

This application proposes to amend the former City of North York Zoning By-law No. 7625 to permit a 16-storey condominium apartment building approximately 51 metres in height.

Proposed are a total of 101 residential dwelling units including five 2-storey townhouses fronting Wilson Avenue forming part of a 4-storey base building. The townhouses would consist of 4 two bedroom units and 1 one bedroom unit. The apartment unit mix includes: 9 one bedrooms, 40 one bedrooms +den, 28 two bedrooms, 10 two bedroom + den, 3 three bedroom, 5 three bedroom + den, and 1 four bedroom + den. Unit sizes would range from approximately 60 m² (650 ft²) to 148 m² (1,600 ft²). The development includes a total of 352 m² of amenity space on the mezzanine and 2nd levels.

The 4-storey base portion of the building is proposed to have a 0 metre setback along the west and east property lines, a 2.5 metre setback from Wilson Avenue and a 14 metre setback from Highway 401. The tower portion would have a floor plate of 658 m² (7,086 ft²) and be setback 3 metres from the west property line, 5.5 metres from the east property line, 17 metres from the rear property line and approximately 6 metres from Wilson Avenue. The proposed gross floor area for this project is 10, 995 m² resulting in a floor space index of 5.74.

There are 107 parking spaces proposed which includes 5 tandem spaces within a 4 level below grade parking garage. Vehicular access to the site would be from a driveway off Wilson Avenue at the east end of the site and pedestrian access would be from a mid-building entrance on Wilson Avenue. A total of 80 bicycle parking spaces are proposed with 9 dedicated for visitors at grade and 71 for residents comprised of 31 spaces at grade and 40 on the first level of the parking garage. The loading area and ramp to the parking garage are located at the northeast end of the building.

Site and Surrounding Area

The subject property has an area of 1,916 m² (20,624 ft²) with a frontage of 45.7m (150 ft) and is located on the north side of Wilson Avenue, south of Highway 401 and west of Avenue Road. The site is currently occupied by a one-storey brick Toronto Hydro building that has been decommissioned.

The area contains a mix of residential, institutional and commercial uses as follows:

North: MacDonal Cartier Highway (Highway 401) runs along the entire length of the property. There is an existing noise attenuation wall along this property line.

East: On the north side of Wilson Avenue immediately to the east is the City of Toronto Armour Heights Pumping Station (226 Wilson Avenue), further east are two 3-storey residential apartment buildings (222 and 220 Wilson Avenue) and the Temple Sinai Congregation Synagogue (210 Wilson Avenue). There are a number of residential buildings of approximately 18-storeys in height at Wilson Avenue and Ridley Boulevard and Avenue Road.

South: Across Wilson Avenue to the south between Avenue Road and the Highway 401 are a number of 4 and 5-storey residential apartment buildings. South of these buildings are low density residential dwellings.

West: A Ministry of Transportation (MTO) property with no structures on it. Further west is the Wilson Avenue underpass beneath Highway 401.

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 site is designated *Apartment Neighbourhoods* on Map 16 (Land Use Map) of the Official Plan. Lands designated *Apartment Neighbourhoods* are made up of

apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

Development in *Apartment Neighbourhoods* will:

- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan.
- Locate and mass new buildings so as to adequately limit shadow impacts on properties.
- Locate and mass new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.
- Include sufficient off-street motor vehicle and bicycle parking for residents and visitors.
- Locate and screen services areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.
- Provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.
- Provide ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.
- Provide buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with disabilities.

Other relevant policies which will be used to review this development proposal include those in the “Public Realm” and “Built Form” sections of the Plan.

The Toronto Official Plan is available on the City’s website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The subject site is zoned One-Family Detached Dwelling Third Density Zone (R3), by former City of North York Zoning By-law No. 7625. The R3 zoning permits detached dwellings on lots having a minimum frontage of 18 metres and a minimum lot area of 690 m². A variety recreational and institutional uses are also permitted within this zone.

The site is also subject to the height restrictions related to the former Downsview Airport, now operated by Bombardier Aerospace, as imposed by Schedule 'D' (Airport Hazard Map). The Schedule imposes a maximum building and structure height of 60.96 metres on the subject property.

Site Plan Control

A site plan control application has been submitted with the subject rezoning application and is being reviewed concurrently.

Reasons for the Application

The amendment to the Zoning By-law is required to permit the proposed residential apartment land use and to implement appropriate performance standards to regulate the proposal. Such performance standards include: height, density, setbacks, parking, landscaped open space and amenity areas.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Toronto Green Standard – Checklist;
- Arborist Report;
- Phase One Environmental Site Assessment;
- Stormwater Management Report;
- Functional Servicing Report;
- Transportation Impact Study;
- Noise Impact Feasibility Study;
- Shadow Impact Study; and
- Microclimatic Analysis Report.

A Notification of Complete Application was issued on January 9, 2012.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- The appropriateness of the proposed apartment use, including height and density;
- The appropriateness of the proposal's scale and massing in terms of the built form arrangement on the site, and compatibility with existing buildings and the surrounding context;
- The location, orientation and organization of the building and site including service areas, building entrance and ground floor uses;
- Potential impacts on adjacent properties, public streets and open space, including shadow, wind and sky views;
- Conformity with the City's Tall Building Guidelines;
- Review of the parking supply, loading/unloading areas and site access/circulation;
- Noise attenuation measures;
- Potential overlook and privacy issues with adjacent developments and properties;
- The adequacy of the proposed indoor and outdoor residential amenity space; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

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.

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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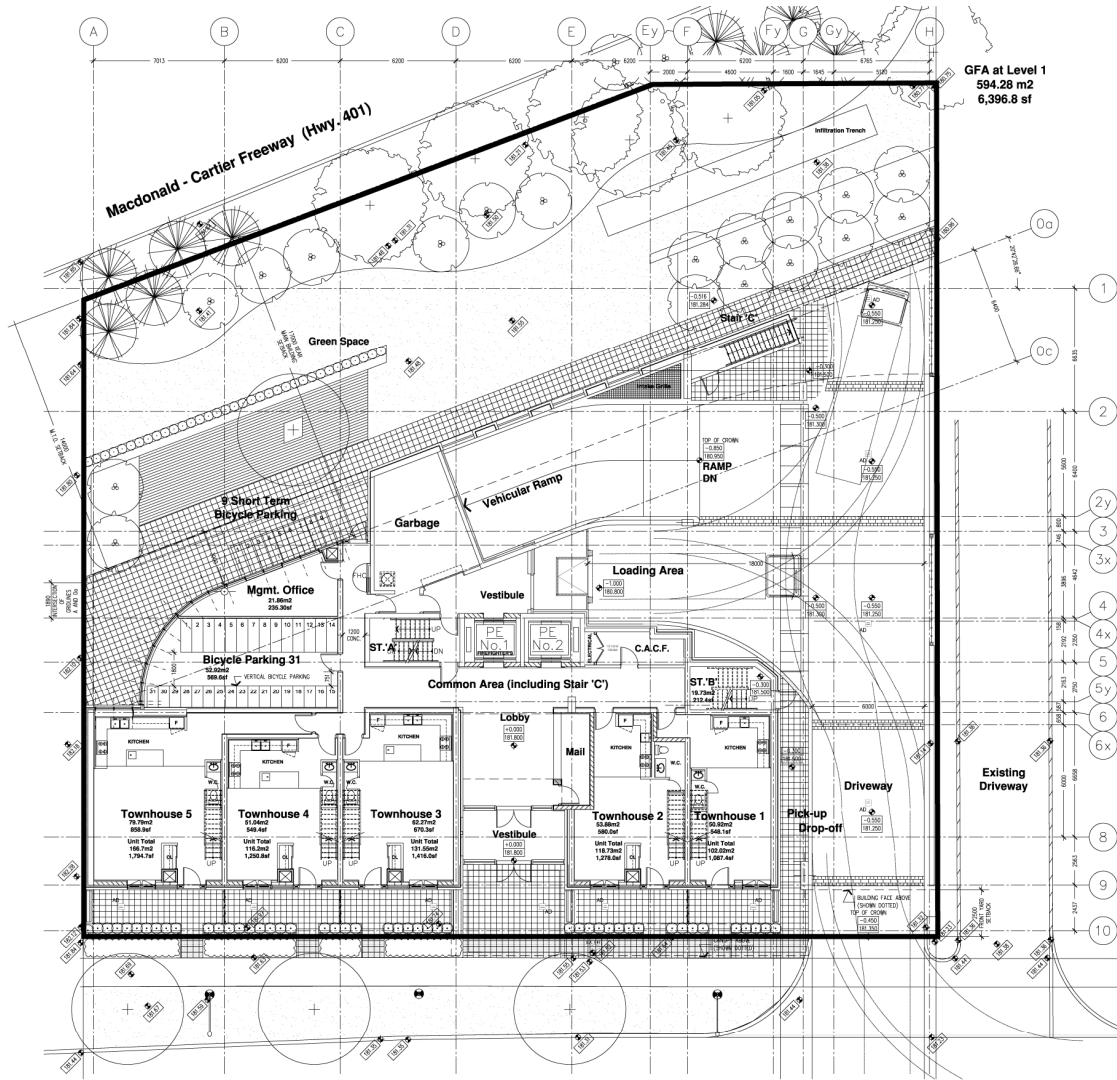
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2A-D: Elevations
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Wilson Avenue

Site Plan

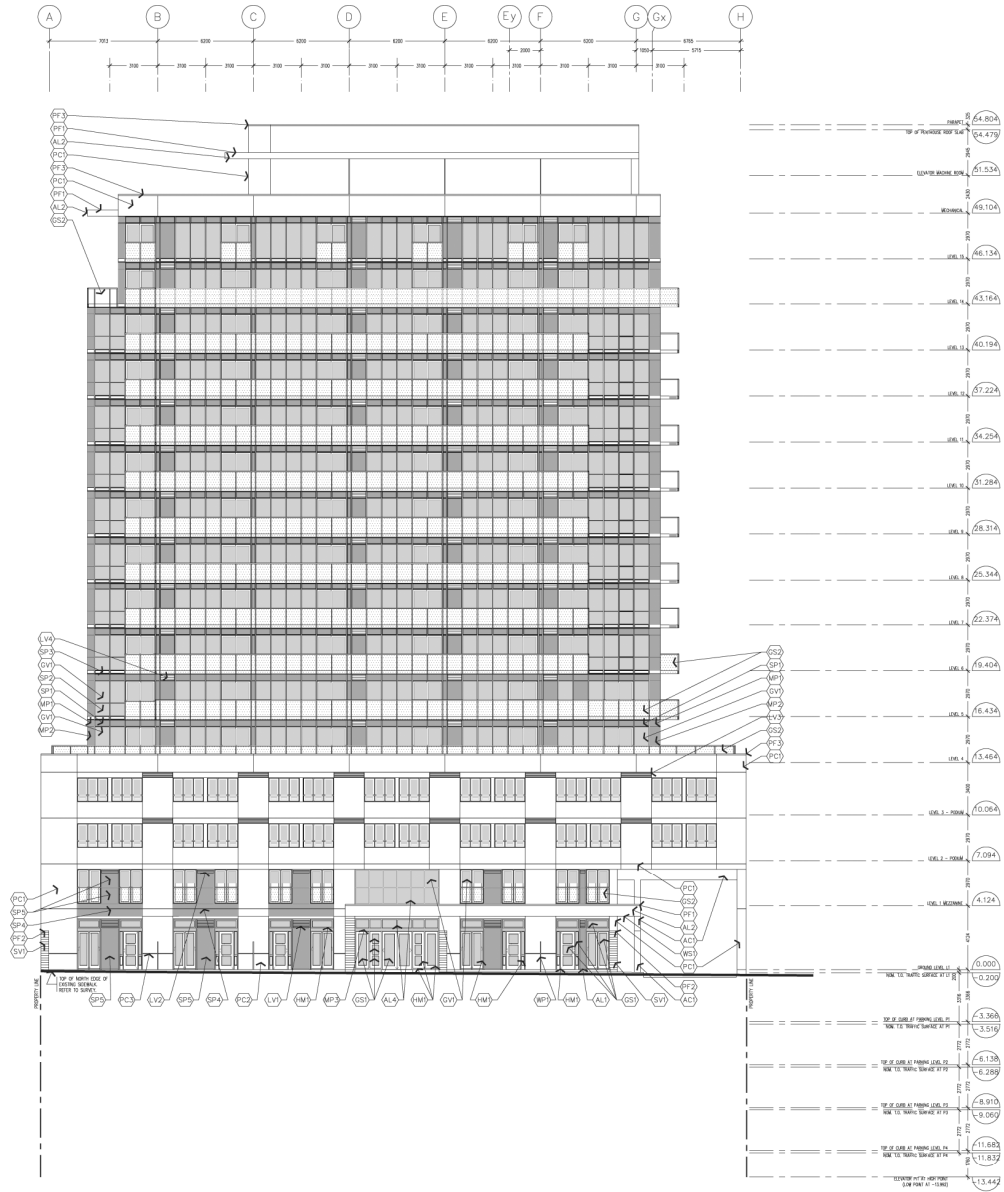
228 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale ↑
01/02/2012

File # 11 324675 NNY 16

Attachment 2A: South Elevation



South Elevation

Elevations

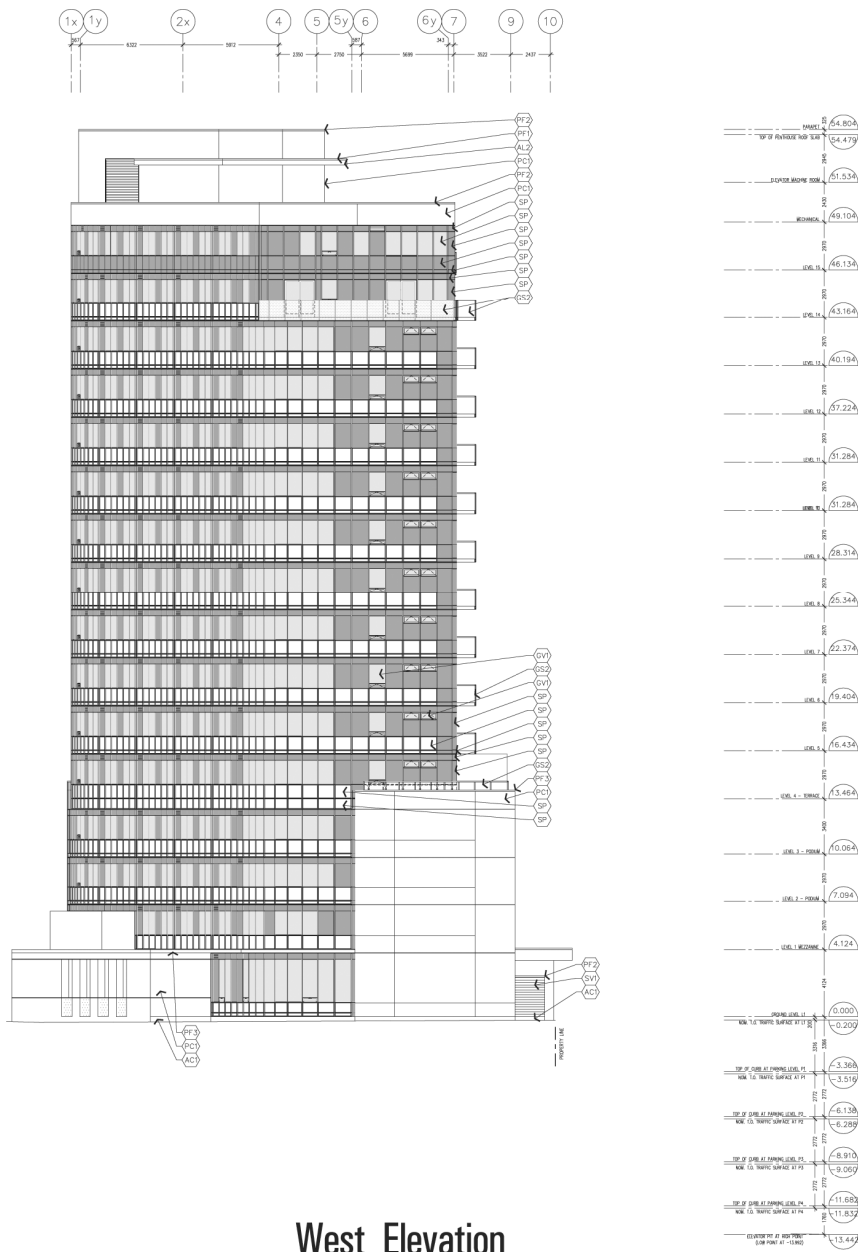
228 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale
01/02/2012

File # 11 324675 NNY 16

Attachment 2B: West Elevation



West Elevation

Elevations

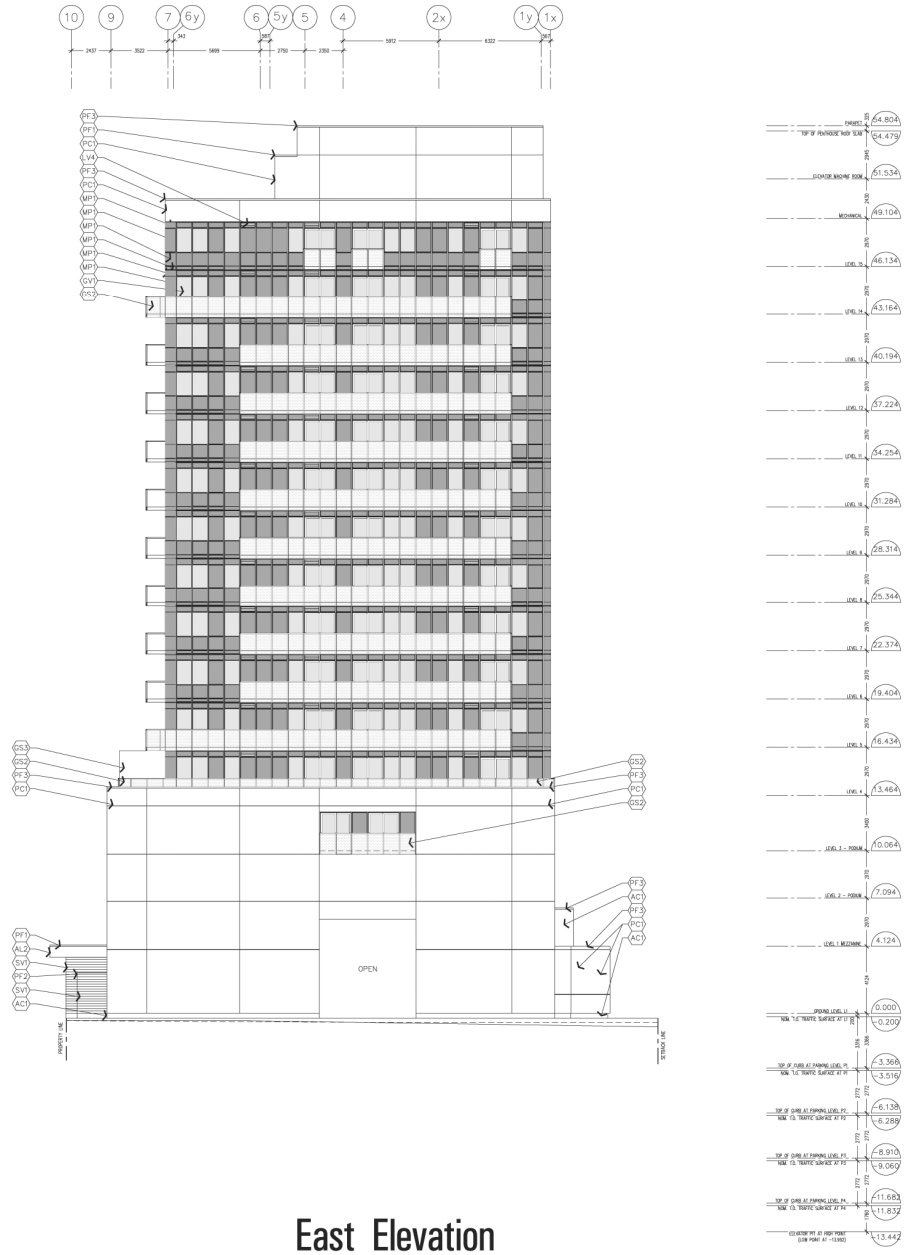
Applicant's Submitted Drawing

Not to Scale
01/02/2012

228 Wilson Avenue

File # 11 324675 NNY 16

Attachment 2C: East Elevation



East Elevation

Elevations

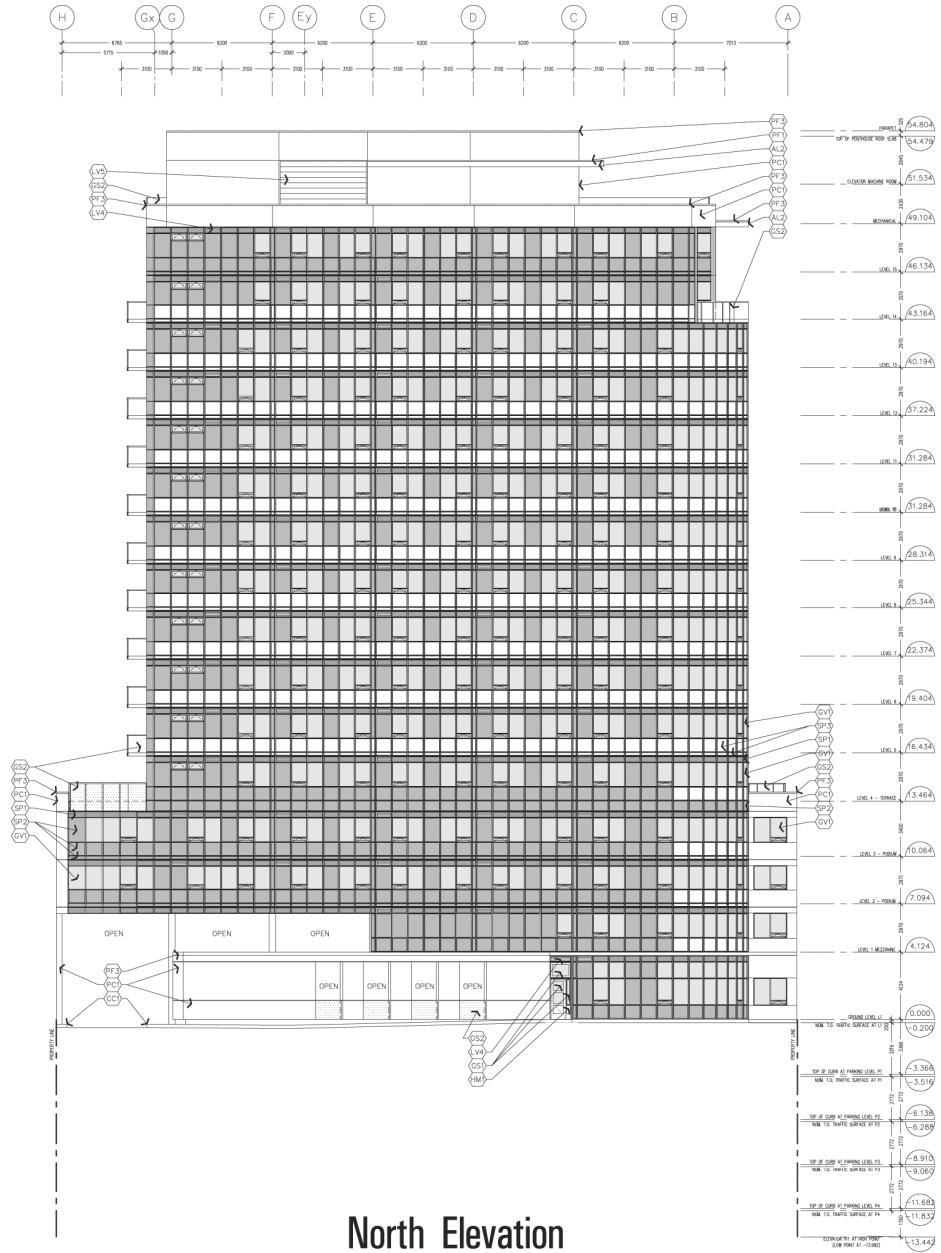
Applicant's Submitted Drawing

Not to Scale
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228 Wilson Avenue

File # 11 324675 NNY 16

Attachment 2D: North Elevation



Elevations

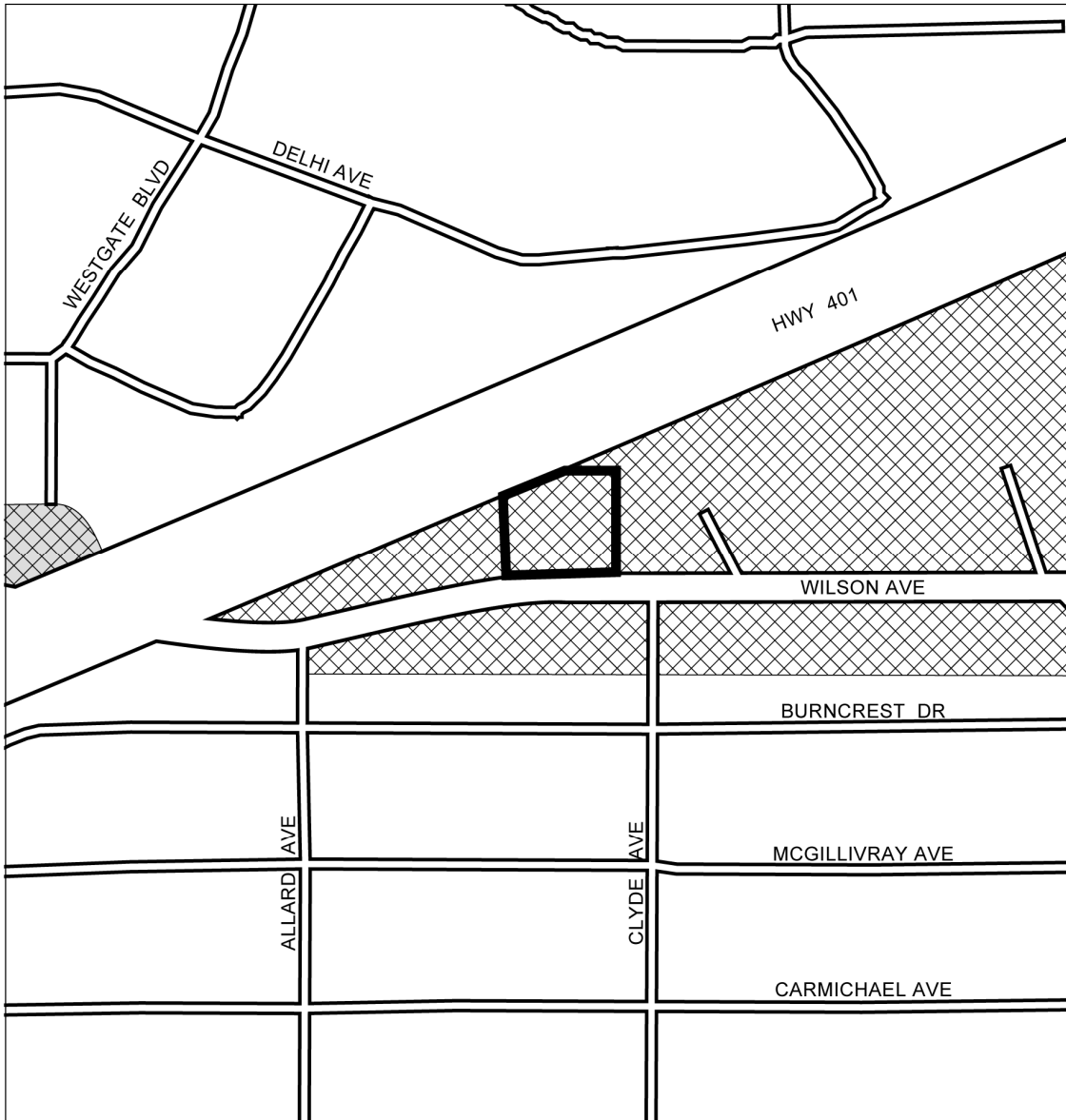
228 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale
01/02/2012

File # 11 324675 NNY 16

Attachment 3: Official Plan



TORONTO City Planning
Official Plan

228 Wilson Avenue

File # 11 324675 NNY 16

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas


 Not to Scale
 01/03/2012

Attachment 4: Zoning



228 Wilson Avenue
File # 11 324675 NNY 16

- R3 One-Family Detached Dwelling Third Density Zone
 - R4 One-Family Detached Dwelling Fourth Density Zone
 - R6 One-Family Detached Dwelling Sixth Density Zone
 - R7 One-Family Detached Dwelling Seventh Density Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone

↑
Not to Scale
Zoning By-law 7625
Extracted 01/03/2012

Attachment 5: Application Data Sheet

Application Type Details	Rezoning Rezoning, Standard	Application Number:	11 324675 NNY 16 OZ
		Application Date:	December 12, 2011
Municipal Address:	228 WILSON AVE		
Location Description:	PLAN 2044 LOT 638 PT LOTS 639 AND 640 **GRID N1601		
Project Description:	Amend the Zoning By-law to permit a 16-storey residential condominium building with a height of 51 m. Proposed are a total of 101 residential dwelling units which includes 5 townhouse dwelling units fronting Wilson Ave forming part of a base building. There are 107 parking spaces proposed within a 4 level below grade parking garage. Access to the site is from a driveway off Wilson Avenue at the east end of the site. Proposed FSI is 5.74.		

Applicant:	Agent:	Architect:	Owner:
IBI Group 5th Fl-230 Richmond St. W Toronto ON M5V 1V6	Steven Leyzac, Kartelle Corp 1880 O'Connor Drive Tor., ON M4A 1W9	Baldwin & Franklin, 167 Richmond St.E Tor., ON M5A 1N9	2281060 ONTARIO INC 6097 Yonge Street Tor., ON M3M 3W3

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R3	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1915.8	Height:	Storeys:	16
Frontage (m):	45.74		Metres:	50.65
Depth (m):	10.43			
Total Ground Floor Area (sq. m):	965.7			Total
Total Residential GFA (sq. m):	10994.1		Parking Spaces:	107 (incl. 5 tandem spaces)
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	10994.1			
Lot Coverage Ratio (%):	50.4			
Floor Space Index:	5.74			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	50
2 Bedroom:	42
3 + Bedroom:	9
Total Units:	101

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	10944.1	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

CONTACT: **PLANNER NAME:** **John Andreevski, Senior Planner,** jandree@toronto.ca
TELEPHONE: **416-395-7097**