

1155 Albion Road - Official Plan Amendment and Zoning By-law Amendment - Final Report

Date:	December 20, 2012
To:	Etobicoke York Community Council
From:	Acting Director, Community Planning, Etobicoke York District
Wards:	Ward 1 – Etobicoke North
Reference Number:	11 276545 WET 01 OZ and 12 289079 WET 01 OZ

SUMMARY

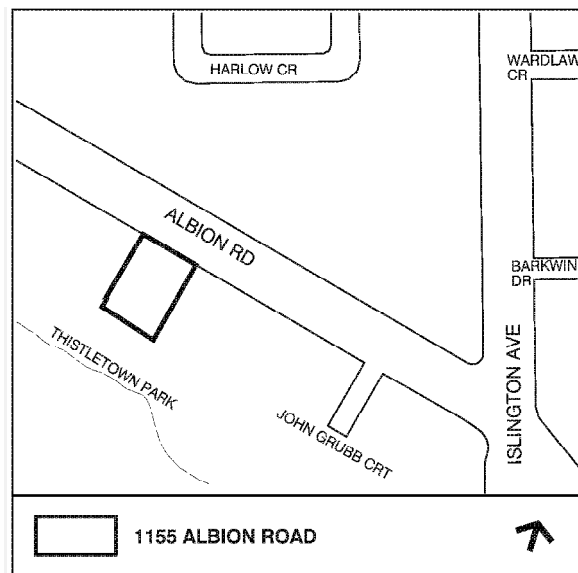
This application proposes to demolish an existing detached two-storey dwelling and construct a two-storey, 1 623 square metre commercial building consisting of retail, professional and medical offices at 1155 Albion Road. The application also proposes to amend the Official Plan from *Neighbourhoods* to *Mixed Use Areas* on the north portion of the property and *Open Space* on the south portion.

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 1155 Albion Road substantially in accordance with the draft Official Plan Amendment attached as Attachment 6 to report dated December 20, 2012.
2. City Council amend the former City of Etobicoke Zoning Code for the lands at 1155 Albion Road



substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to report dated December 20, 2012.

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

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous planning applications for the subject property.

ISSUE BACKGROUND

Proposal

The proposed development comprises a two-storey commercial building with retail and/or medical office uses on the ground floor and office uses on the second floor. The total gross floor area of the proposed building is 1 623 square metres and the floor space index is 0.6 times the lot area. Parking spaces for 21 vehicles are proposed in the rear yard.

Site and Surrounding Area

The subject site is rectangular in shape with 43 metres of frontage on Albion Road and a depth of 60 metres. The site has an area of 0.26 hectares. The property slopes gently away from Albion Road to the rear property line where it backs onto the valley of the West Humber River tributary.

There is one two-storey detached dwelling on the site that will be demolished to allow the proposed development.

The subject site is surrounded by the following land uses:

North: one and 1.5-storey detached dwellings; three-storey mixed-use plaza

South: Thistletown Park; West Humber valleylands

East: three-storey retirement home

West: detached dwellings

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.

Official Plan

The subject property is designated *Neighbourhoods* on Map 13 – Land Use Plan. The *Neighbourhoods* designation is primarily intended for lower scale residential uses such as detached houses, semi-detached houses, and townhouses.

The lands adjacent to the east side of the subject site, including the retirement home and the mixed-use plaza, are designated *Mixed Use Areas*. This designation provides for a broad array of residential uses, offices, retail and services, institutions, entertainment and recreation. The intent is to allow residents to live and shop in the same area.

The lands abutting the subject property to the south are designated *Open Space (OS)*.

Map 3 of the Official Plan identifies Albion Road as a major street with a right-of-way width of 36 metres.

Zoning

The subject property and the detached dwellings to the west are zoned *Second Density Residential (R2)* by the former City of Etobicoke Zoning Code. This zone is primarily intended for detached dwellings.

The neighbouring retirement home to the east is zoned *Institutional (I)*. This designation is primarily intended for institutional uses such as schools, places of worship, libraries, museums, art galleries, community centres, social clubs, retirement homes and long-term care facilities.

The adjacent lands to the south that include Thistletown Park and the West Humber valleylands are zoned *Public Open Space (OS)*.

Most of the properties that surround the intersection of Albion Road and Islington Avenue are zoned *Limited Commercial (CL)*. This zone permits a wide range of local retail and service uses, lower scale residential uses, and institutional uses.

Site Plan Control

The applicant has submitted a Site Plan Control application concurrently with the applications to amend the Official Plan and Zoning By-law (11 276560 WET 01 SA). The Site Plan Control application is currently under review by City staff and commenting agencies.

Tree Preservation

This proposal requires the removal of one (1) privately owned tree. Trees removed under the Private Tree by-law must be replaced at a ratio of 3:1.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1 and 2 Archaeological Assessment which will be assessed during the site plan review process.

Reasons for Application

The proposed commercial uses are not permitted in the current *Neighbourhoods* designation of the Official Plan because they are not local neighbourhood uses but more regional in nature. The current R2 zoning does not permit commercial uses.

As part of the circulation of the application, Ravine and Natural Feature Protection and Toronto and Region Conservation Authority requested that a portion of the subject property be redesignated *Open Space (OS)*. The redesignation is required in order to prohibit any kind of structure or development to be placed within the natural designated area.

An Amendment to Map 13 in the Official Plan will be required to amend the Official Plan from *Neighbourhoods* to *Mixed Use Areas* and a portion to *Open Space* (See Attachment 6).

An Amendment to the former City of Etobicoke Zoning Code will be required to change a portion of the subject lands from *Second Density Residential (R2)* to *Public Open Space(OS)*.

An Amendment to the former City of Etobicoke Zoning Code is also required to change a portion of the subject lands from *Second Density Residential (R2)* to *Commercial Limited (CL)* to permit the proposed commercial uses.

Community Consultation

A community consultation meeting was held on February 28, 2012 at the Albion Library. Approximately 8 people were in attendance. The major concerns raised at the meeting included:

- 1) providing a buffer between the proposed development and adjacent house to the west;
- 2) privacy concerns from the proposed 2nd floor windows into the rear yard of adjacent single family dwelling; and,
- 3) impact of parking area lighting onto adjacent residential property.

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

Pre-Application Consultation

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

During the meeting, a two-storey mixed use building was presented. Concerns raised included impact on the adjacent TRCA lands; a possible need for a Geotechnical review; the impact on the adjacent residential lots to the west; setbacks and stepbacks; appropriateness of the use and servicing issues like grading and stormwater.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. This development promotes efficient land uses, reduces land consumption and utilizes existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure, and promotes intensification along a transit route.

Land Use

The subject lands are on the edge of the *Neighbourhood* designation that extends west along Albion Road. The lands to the east are designated *Mixed Use Areas* and allow for commercial type uses closer to the Islington Road/Albion Road intersection while residential uses are located to the west. The same pattern of commercial type uses exists on the north side of Albion Road.

The current size of the lot is unique and it's larger than the adjacent lots and is suitable for the proposal.

Built Form, Density, Height, Massing

The residential lands on the north and south sides of Albion Road have a generally uniform character, and are occupied by detached dwellings one and two storeys in height. The subject property is readily distinguishable, however, because at 43 metres, the current lot frontage is about 2.5 times the average in the area.

During the community meeting it was noted a buffer should be provided to reduce the impact of the proposed development on the adjacent properties to the west. The height of the proposal is 10 metres, whereas the typical building height for R2 zones is 9.5 metres.

A proposed west sideyard setback of 3 metres and the existing 4.85 metre east yard setback for 1207 Albion Road provides an appropriate buffer between the proposed office building and the existing residential dwelling at 1207 Albion Road.

To address privacy concerns, the owner has modified the windows on the west elevation. The windows on the rear portion will be elevated at least 1.8 metres above the floor level. The windows in the front portion will use a semi-transparent glazing that will obscure vision but still allow light to pass through.

The issue regarding parking area lighting will be addressed at the site plan review process.

Sun and Shadow

The Sun Shadow analysis conducted by Romanov Architects indicates that there will be no impacts on any residential areas west and northwest of this site.

Traffic Impact, Access, Parking

With proximity to transit, places of employment, retail stores and entertainment facilities, growth is expected and encouraged on appropriate sites along the major transit corridors such as Albion Road, as provided under Section 2.2 of the Official Plan.

An Access Feasibility Study by Cole Engineering dated September 6, 2012 was undertaken. The Study indicated that the site access location and size of the proposed development is not expected to adversely impact the adjacent retail plaza (Albion Road plaza) and road network. A westbound left turn lane and deceleration taper lane will need to be provided for the proposed development. This will be acquired through the site plan review process.

Further, the study also provided a review of on-site parking. The proposed 21 spaces on-site parking space is adequate to accommodate the proposed 1 623 square metres of mixed uses.

The location of the parking, size of spaces, access and loading will be finalized during the site plan review process.

Servicing

The Functional Servicing and Stormwater Management Design Brief dated August 2011 and prepared by Masongson Associates Engineering Limited is deemed acceptable.

Ravine Control/Toronto and Region Conservation Authority

The rear portion of this property abuts Thistletown Park and is subject to the Ravine and Natural Feature Protection (RNFP) By-law and Toronto and Region Conservation Authority.

The top of bank was staked by the Toronto and Region Conservation Authority (TRCA) in 2003. The Site Plan illustrates the top of bank and shows the proposed development, including the parking area in the rear yard, setback an average of 10 metres from the top of bank. RNFP have requested that this 10 metre natural buffer be conveyed to the City of Toronto and be included in the Draft Zoning By-law and Official Plan Amendments (See Attachments 6 and 7).

The subject property is partially located within a Regulated Area of the Humber Valley corridor of the TRCA. In accordance with Ontario Regulation 166/06, a permit is required from the TRCA if in the opinion of the authority, the control of flooding, erosion or the conservation of land may be affected by the development. TRCA has requested a 10 metre natural buffer to be conveyed to the City of Toronto and be placed in an *Open Space* zone in the amended Zoning By-law and Official Plan.

Open Space/Parkland

The alternate park levy does not apply to office uses. However the development is subject to a 2 per cent cash-in-lieu of parkland dedication payment required under Chapter 165 of the former City of Toronto Municipal Code to implement Section 42 of the Planning Act. The cash-in-lieu payment is part of the building permit application process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

Based on the applicant's submission of the Toronto Green Standard Checklist, the proposed development will achieve Tier 1 and meet 23 targets. Some of the targets proposed to be met include:

- Minimum bicycle parking rates;
- Direct pedestrian linkage from the buildings to adjacent transit stops;
- Stormwater on-site retained to the same level of annual volume of overland runoff allowable under redevelopment conditions;

- water efficient plant material for 50% of landscaped area; and
- all water fixtures meet efficient standards.

Conclusion

City Planning is supportive of the proposed 2-storey commercial building and the required Official Plan and Zoning By-law amendments. The support is based on:

- 1) The proposal represents an appropriate use of the land that is consistent with the Provincial Policy Statement and conforms to the Growth Plan.
- 2) The proposed development is consistent with the current mixed use built form surrounding this property and in the area.
- 3) The proposed design of the building provides an appropriate transition between single family dwellings to the west and the retirement home to the east.
- 4) The development establishes an additional *Open Space* natural area.

CONTACT

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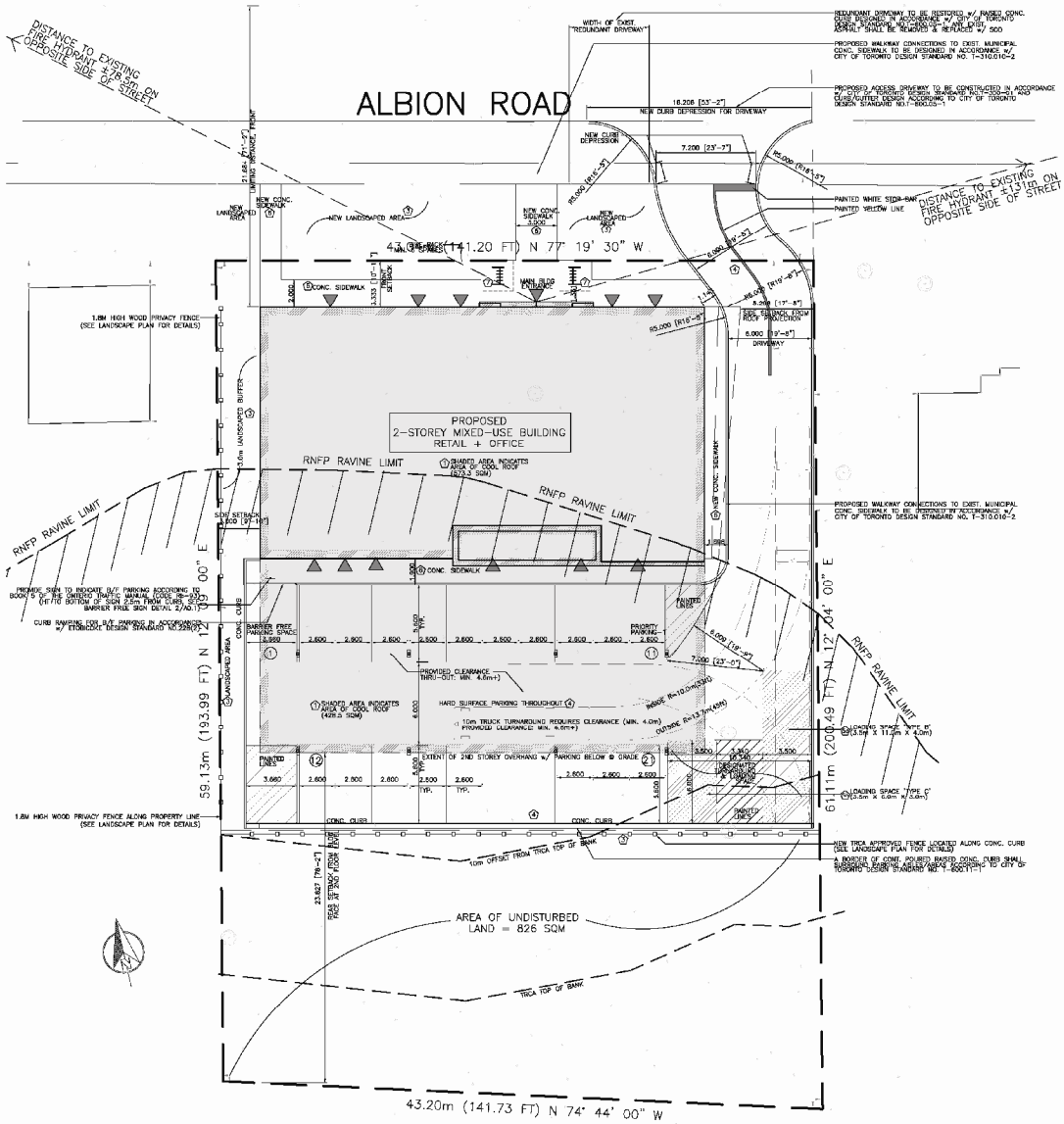
SIGNATURE

Sharon Hill, MCIP, RPP
Acting Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: North and West Elevations
Attachment 2b: South and East Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

1155 Albion Road

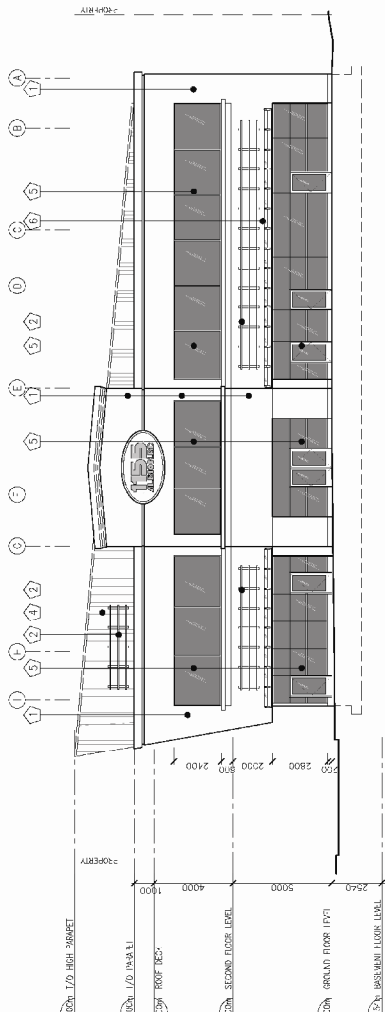
Applicants Submitted Drawing

Not to Scale
10/26/2012

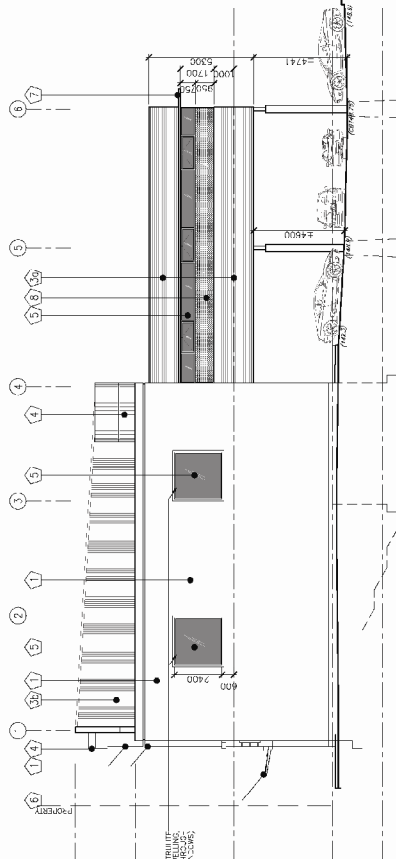


File # 11 276545 WET 01 0Z

Attachment 2a: North and West Elevations



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

- EXTERIOR ELEVATION MATERIALS
- 1 BRICK CONCRETE (FIELD COLOUR: SMOOTH SURFACE FINISH) LIGHT COLOUR, T&G
 - 2 GALVANIZED METAL SHEATHING STRUCTURE
 - 3 METAL WALL CLADDING (OFFICE BOX) (FIELD COLOUR: METAL WALL CLADDING) METAL WALL CLADDING
 - 4 METAL WALL CLADDING (SLOPED PARAPET FEATUR
 - 5 GLAZING IN CLEAR ANODIZED ALUM. (SAME DENSITY OF PATTERNS TO BE BY THE ARCHITECT)
 - 6 METAL / GLASS CANOPY
 - 7 TYPE 304 STAINLESS STEEL ALUMINUM
 - 8 GLAZED INSUL. SPANDREL PANEL IN CLEAR ANODIZED ALUM. FRAME

1155 Albion Road

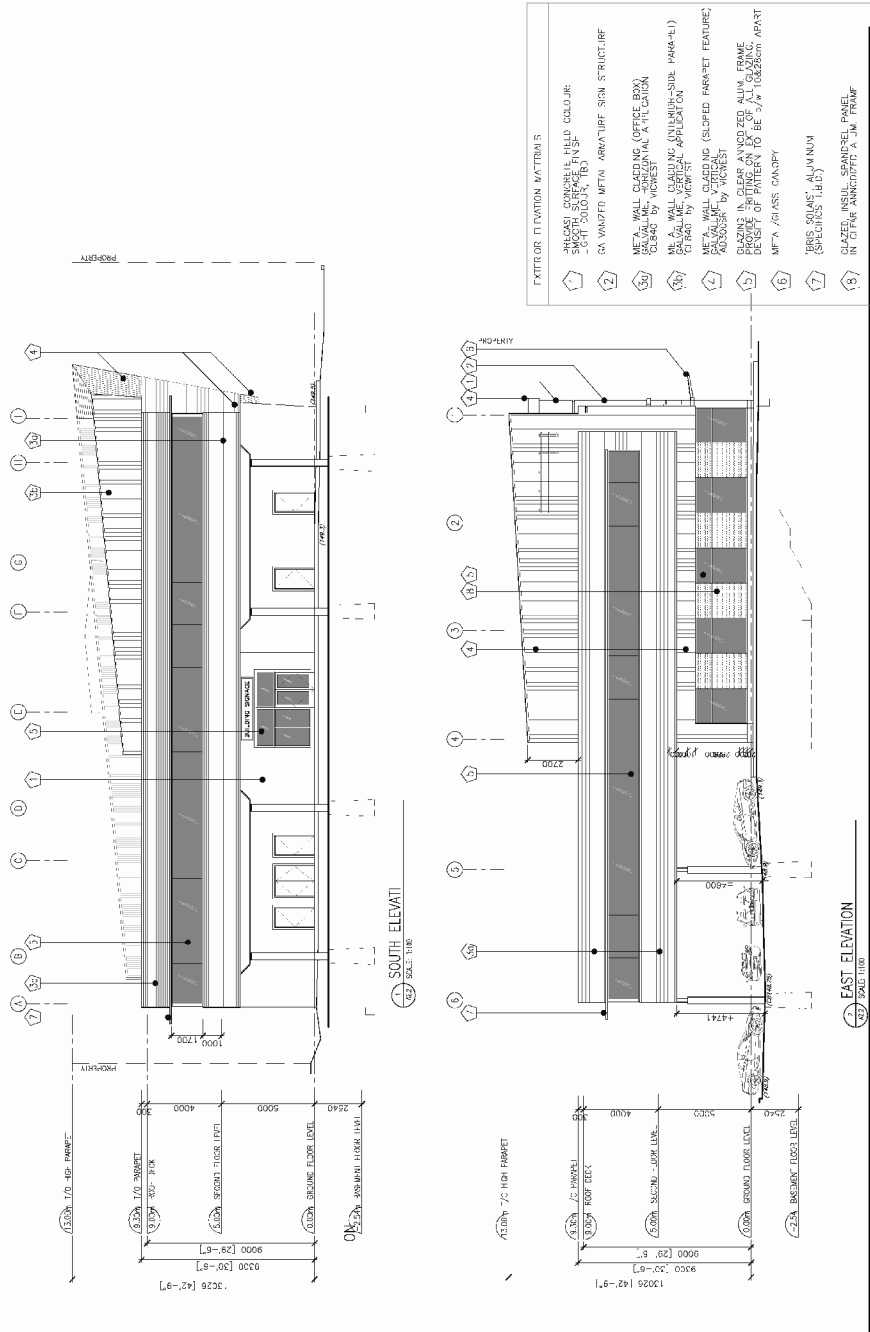
Elevations

Applicant's Submitted Drawing

Not to Scale
10/26/2012

File # 11 276545 WET 01 02

Attachment 2b: South and East Elevations



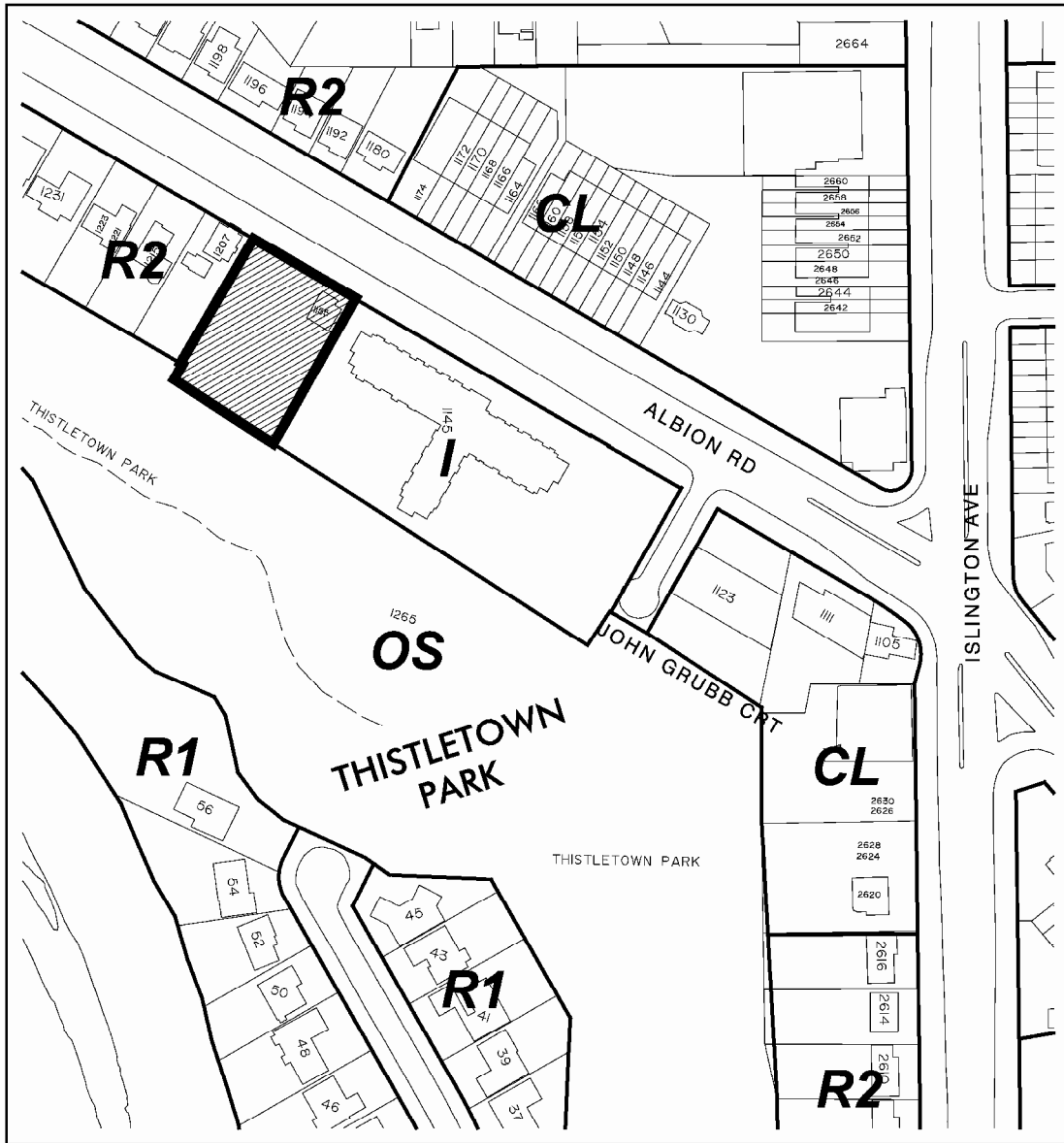
1155 Albion Road

Elevations
Applicant's Submitted Drawing

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10/26/2012

File # 11 276545 WET 01 02

Attachment 3: Zoning



TORONTO City Planning
Zoning

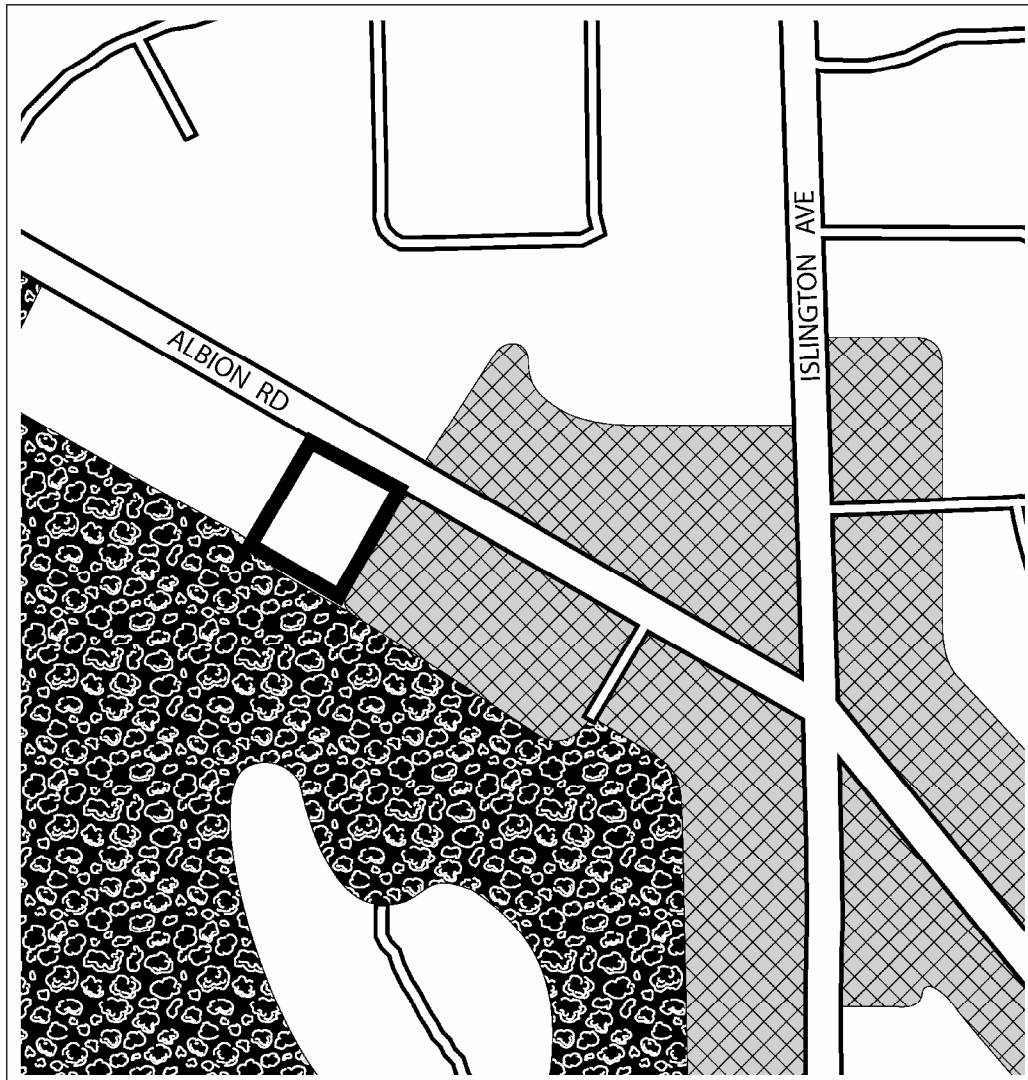
1155 Albion Road
File # 11 276545 WET 01 02

- R1 Residential First Density
- R2 Residential Second Density
- CL Commercial Limited
- I Institutional
- OS Public Open Space



Not to Scale
Zoning By-law 11,737 as amended
Extracted 10/26/2012

Attachment 4: Official Plan



 **TORONTO** City Planning
Official Plan

Not to Scale
10/26/2012



1155 Albion Road

File # 11 276545 WET 01 02

Attachment 5: Application Data Sheet

Application Type: Site Plan Approval Application Number: 11 276560 WET 01 SA
Details: Application Date: September 16, 2011

Municipal Address: 1155 ALBION ROAD
Location Description: PLAN 6 PT LOTS 6 7 & 8 CON A PT LOT 33 RP 64R4436 PART 1 **GRID W0104
Project Description: Proposed development of a 2-storey, 1 603 m2 mixed-use development comprising retail commercial and office uses.

Applicant: WESTON CONSULTING GROUP INC.
Agent:
Architect:
Owner: UMAIR AHMAD GORAYA

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):	2590	Height:	Storeys:	2
Frontage (m):	0		Metres:	8
Depth (m):	0			
Total Ground Floor Area (sq. m):	576			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	22
Total Non-Residential GFA (sq. m):	1623		Loading Docks	0
Total GFA (sq. m):	1623			
Lot Coverage Ratio (%):	22.2			
Floor Space Index:	0.61			

DWELLING UNITS

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

0
0
0
0
0
0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail/Medical GFA (sq. m):	576	0
Office GFA (sq. m):	1047	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: **PLANNER NAME:** Michael Hynes, Senior Planner
TELEPHONE: **416-394-8228**

Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke and York Community Council Report No. _____, Clause No. _____ as adopted by City of Toronto Council on _____, 2013.

Bill No.

CITY OF TORONTO

By-law No. _____-2013

To adopt Amendment No. 209 to the City of Toronto Official Plan respecting lands known municipally as 1155 Albion Road.

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 has held at least one public meeting in accordance with the *Planning Act*;

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

1. Amendment No. 209 to the City of Toronto Official Plan, consisting of the attached hereto, is hereby adopted.
2. This is Amendment No. 209.
3. This By-law shall come into force and effect on the day of the final passing thereof.

ENACTED AND PASSED this day of, A.D. 2013.

ROB FORD
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 209

TO THE CITY OF TORONTO OFFICIAL PLAN

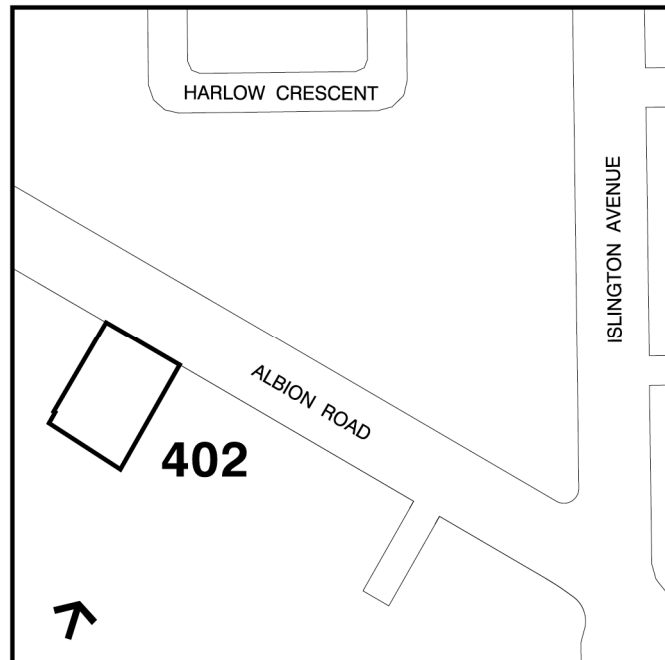
To adopt Amendment No. 209 to the City of Toronto Official Plan respecting lands known municipally as 1155 Albion Road.

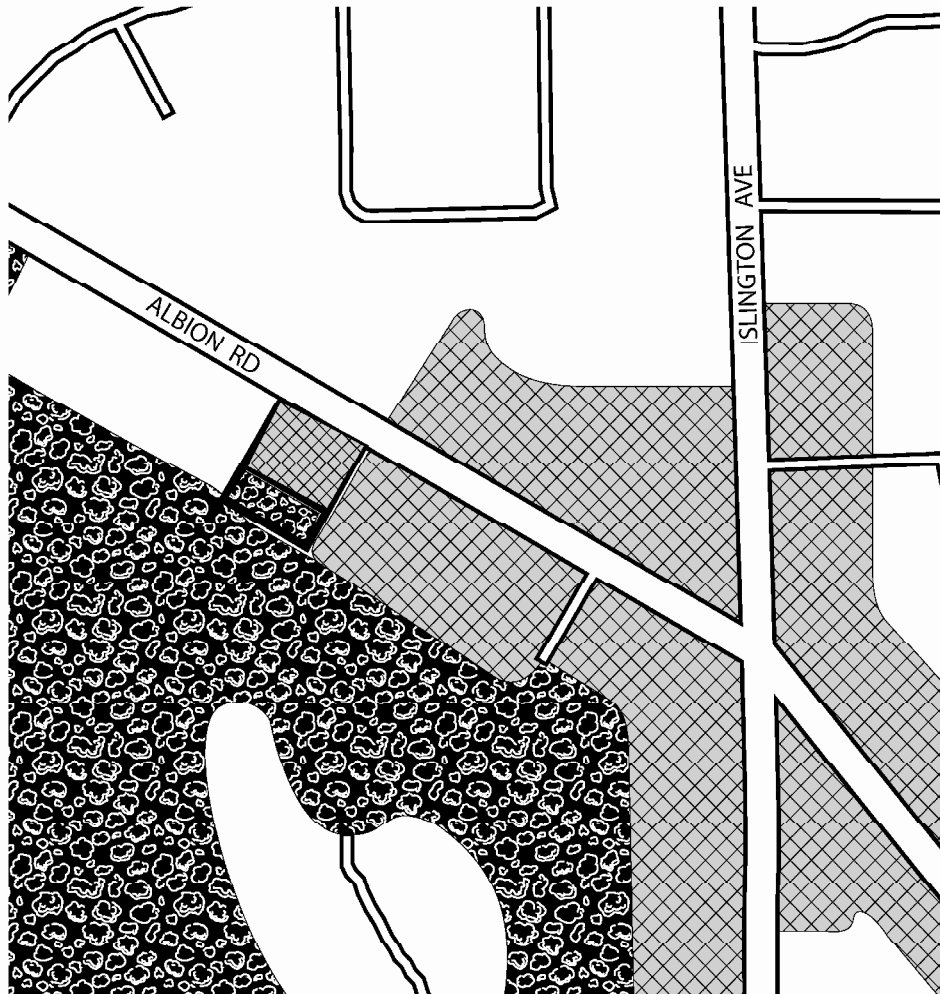
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7 of the City of Toronto Official Plan is hereby amended by adding the following site specific policy:

“402. 1155 Albion Road

- a) A 2-storey, 1 623 square metre commercial building with retail and/or medical office uses on the ground floor and office uses on the second floor is permitted.
- b) No structures will be permitted in the Natural Areas designation.















TORONTO City Planning

Official Plan Amendment 209

 Natural Areas  Mixed Use Areas

File # 11 276545 WET 01 02

 Site Location	Parks & Open Spaces Areas	 Institutional Areas
 Neighbourhoods	 Natural Areas	 Regeneration Areas
 Apartment Neighbourhoods	 Parks	 Employment Areas
 Mixed Use Areas	 Other Open Space Areas	

↖
Not to Scale
12/12/12

Attachment 7: Draft Zoning By-law Amendment

Authority: Etobicoke and York Community Council Item ● as adopted by City of
Toronto Council on ●
Enacted by Council: _____, 2013

Bill No. CITY OF TORONTO

**To amend Chapter 320 and 324 of the Etobicoke Zoning Code with respect
to certain lands located on the south side of Albion Road east of Islington
Avenue, municipally known as 1155 Albion Road**

BY-LAW No. __ - 2013

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

WHEREAS the matters herein set out are in conformity with the Official Plan for the City of Toronto Planning Area;

THEREFORE 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, originally attached to Township of Etobicoke By-law 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule “A” annexed hereto from Second Density Residential (R2) to a Commercial Limited (CL) and Public Open Space Zone (OS) to permit a two-storey office building, provided that the following provisions shall apply to the development of the Commercial Limited identified in Schedules “A” and “B” attached hereto.
2. Notwithstanding Section 320-92 and 320-93 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule ‘A’ and Schedule ‘B’ attached hereto.
3. A two-story office building shall be permitted.
 - a) the *lot* comprises the lands delineated by heavy lines on Schedule A attached to and forming part of this By-law.
 - b) the *gross floor area* shall not exceed 1 625 square metres.

- c) a 2-storey mixed-use building with retail and/or medical office uses on the ground floor and office uses on the second floor.
- d) grade-related commercial retail/service/office uses may consist of retail, pharmacy and medical office and shall not exceed a maximum combined floor area of 576 square metres.
- e) restaurant uses will not be permitted.
- f) a maximum of 108 square metres on the ground floor will be permitted for Medical Offices.
- g) the maximum building height shall be in accordance with Schedule B attached to and forming part of this By-law.
- h) the maximum lot coverage shall be 40% of the site area.
- i) a minimum of 37.6% of the site area shall be maintained as landscaped open space.
- j) a minimum of 40% of the site area shall be maintained as hardscape open space including sidewalk, parking and driveway.
- k) the parking rates are as follows:
 - office (Excluding Medical Office) – 1.5 spaces per 100 square metres
 - medical office – 3.0 spaces per 100 square metres
 - retail – 1.5 spaces per 100 square metres
- l) at least one *loading space – type B* shall be provided and maintained on the lot;
 - (i) *loading space – type B* shall be defined as having the following dimensions:
 - a) Minimum Length of 11.0 metres
 - b) Minimum Width of 3.5 metres
 - c) Minimum Vertical Clearance of 4.0 metres
- m) at least one *loading space-type C* shall be provided and maintained on the lot;
 - (i) *loading space – type C* shall be defined as having the following dimensions:

- a) Minimum Length of 6.0 metres
 - b) Minimum Width of 3.5 metres
 - c) Minimum Vertical Clearance of 3.0 metres
- n) all setbacks be in accordance with Schedule 'B'.
4. For the purposes of this by-law, Section 304-3 of the Etobicoke Zoning Code shall apply.
 5. Where the provisions of the by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
 6. Notwithstanding the conveyance or dedications of any portion of the lands shown on Schedule "A" annexed hereto for municipal purposes, the lands shall be deemed to include such conveyances or dedications for the purpose of compliance with the provisions of this by-law.
 7. Chapter 342, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 342-1, Table of Site Specific By-laws;

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
____ - 2013 ____ - 2013	Lands located on the south side of Albion Road, west of Islington Avenue, municipally known as 1155 Albion Road.	To permit a 2-storey, 1 625 square metres mixed-use building with retail and/or medical office uses on the ground floor and office uses on the second floor.

ENACTED AND PASSED this ____day of____, 2013.

ROB FORD
Mayor
(Corporate Seal)

ULLI S. WATKISS
City Clerk

