

**26 & 30 Fieldway Road – Zoning By-law Amendment
Application – Preliminary Report**

Date:	October 29, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	13 233677 WET 05 OZ

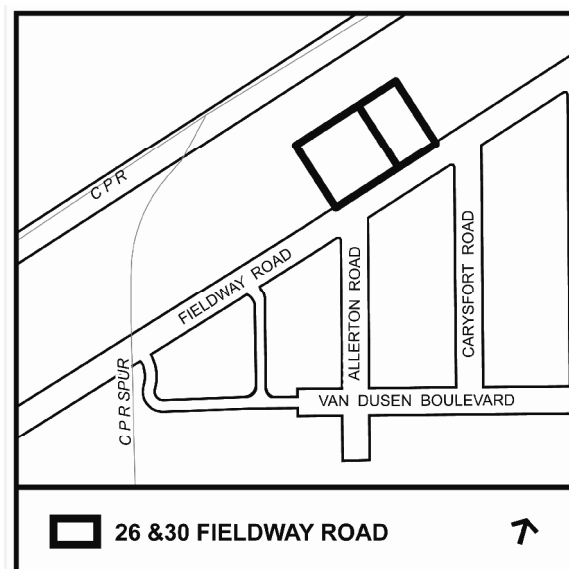
SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code to permit the redevelopment of the lands at 26 and 30 Fieldway Road with a six block, 4-storey stacked townhouse development containing 150 units. The proposed development would have a 171 space underground parking garage and a Floor Space Index of 1.7 times the area of the lot.

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

A community consultation meeting has been scheduled in consultation with the Ward Councillor for Thursday, December 12, 2013, to allow the applicant to present the project and receive comment from the public.

A Final Report under the *Planning Act* to consider this application is targeted for the third quarter of 2014 provided all required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Notice for the December 12, 2013 community consultation meeting be given to landowners and residents within 120 m of the site.
2. 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.

DECISION HISTORY

The lands were subject to a 2012 application seeking a rezoning from an I.C1 (Industrial Class 1) Zone to an R6 (Sixth Density Residential) Zone to permit the redevelopment of the lands with a 7-storey, 163 unit residential building having a Floor Space Index of 2.3 times the area of the lot. The lands were sold in 2013 prior to the finalization of the application, which has now been closed.

Pre-Application Consultation

Three pre-application consultation meetings were held with the applicant to review the proposal, provide preliminary feedback and discuss complete application submission requirements.

Matters of interest at these meetings included the orientation of the townhouse blocks, the layout of the private driveway and the functionality of loading and garbage storage and collection. Planning staff requested the applicant to design a proposal that would maximize the frontage and access of units off Fieldway Road to better address the City's Infill Townhouse Guidelines.

ISSUE BACKGROUND

Proposal

The proposal is to permit the construction of a six block, 4-storey stacked townhouse development containing 150 units. The development would have a single level, 171 space underground parking garage.

The proposed development would have a Floor Space Index of 1.7 times the area of the lot and a maximum gross floor area of approximately 10,200 m². The proposed townhouse units would range in size from approximately 60 m² to 72 m² and would contain 1 or 2 bedrooms. Each of the six blocks would range between 13.1 m and 13.6 m in height measured to the highest point of the roof with the basement level partially below grade. The number of units would vary per block based on the mix of unit types, which are proposed to be back-to-back, through-units and multilevel units.

The site design proposes two back-to-back townhouse blocks fronting Fieldway Road with the south facing units having front entrances and front yards on Fieldway Road. The north facing units would front and have direct access onto an internal private driveway extending from the southwest corner of the site opposite Allerton Road along the length of the site parallel to Fieldway Road. The remaining four blocks are proposed to be oriented perpendicular to the private driveway. The units in these four blocks are proposed to be through units, the majority of which would be accessed from landscaped walkways between the blocks. The units at the south end of each block would be designed to front on and have direct access from the private driveway.

The four northern blocks would have a facing distance of 12 m between each block and are proposed to be setback 1.1 m from the north rear lot line. Four of the six staircases which would provide access to the underground parking garage, are proposed to have no setback from the north and east lot lines. The proposed pedestrian walkways have a proposed width of 1.2 m.

The proposed 6 m wide private driveway would provide access to the underground parking garage and an at-grade Type G loading space, at the northwest and southwest corners of the site, respectively. The remainder of the driveway would provide a fire access route for the development. The single level underground parking garage is proposed to provide 171 vehicle parking spaces for residents and visitors, as well as 122 bicycle parking spaces. An additional 15 bicycle parking spaces are proposed to be provided at-grade. One garbage room is proposed in the underground parking garage, with garbage brought out to a staging area adjacent to the loading space on pick-up day.

Outdoor amenity space is proposed to be a combination of shared and private space and would be provided by means of soft and hard landscaping at-grade and private roof top terraces.

Attachment 1, Site Plan illustrates the development concept for the site.

Site and Surrounding Area

The site is located on the north side of Fieldway Road between Allerton Road and Carysfort Road, south and west of Bloor Street West and Islington Avenue. This vacant site has a frontage of approximately 97.5 m on Fieldway Road, is approximately 0.6 ha in area, is generally rectangular in shape and slopes gradually from north to south towards Fieldway Road.

The surrounding land uses are:

North: Hydro One Corridor, CP Rail Corridor, TTC commuter parking lot,
Bloor-Danforth subway line and Bloor Street West.
South: Fieldway Road and single detached dwellings.

East: 6-storey residential condominium building under construction at 8 Fieldway Road and an existing 13-storey residential 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 subject lands are designated *Mixed Use Areas* on Map 14 – Land Use Plan in the Official Plan.

The subject lands are also designated *Mixed Use Areas 'A'* in the Etobicoke Centre Secondary Plan which sets out a vision for the future development of the site. The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses, in single use or mixed use buildings.

The Built Form policies of the Official Plan specify that new development will:

- be located and organized to fit with its context and be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, limit shadowing and locating buildings parallel to the street so that building entrances are clearly visible from the public street;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties;
- be massed with exterior façade designed to fit harmoniously into their planned context; and
- provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units. These guidelines provide direction on matters such as, but not limited to, the following:

- the layout of development sites in a manner that uses and extends the existing street network and avoids creating dead end conditions;
- providing on-site common open space and landscaping that enhances the pedestrian environment;
- providing ground level pedestrian access through blocks to achieve clear sight lines and direct links to the public sidewalk;
- ensuring that setbacks from streets provide a space for landscaping and a continuous greenspace, as well as a front stoop and entry for units;
- locating service areas where there will be minimal noise and visual impact on streets and pedestrian areas; and
- achieving a facing distance of 15 m between blocks for the purpose of providing light, view and privacy, and the creation of amenity areas.

Zoning

On May 9, 2013, City Council enacted a new City-Wide Zoning By-law (By-law 569-2013) which is now under appeal to the Ontario Municipal Board. A transition protocol identifies categories and types of properties that are not included in the new zoning by-law, and includes lands within a Secondary Plan area, governed by an area based zoning by-law, and/or subject to a complete development application.

The subject lands are within the Etobicoke Centre Secondary Plan area which is subject to implementing Zoning By-law 1088-2002. As well, the lands were subject to a complete application for Zoning By-law Amendment at the time the City Wide Zoning By-law was enacted. Therefore, the lands are exempt from the new Zoning By-law.

The subject lands are zoned I.C1 (Industrial Class 1) by By-law 1088-2002 under the former City of Etobicoke Zoning Code. Zoning By-law 1088-2002 applies to the Etobicoke Centre Secondary Plan area, and the I.C1 zone category permits a limited range of light industrial and ancillary uses.

Site Plan Control

The site is subject to Site Plan Control. A Site Plan Control application has been submitted and is being reviewed concurrently with the Zoning By-law Amendment application.

Tree Preservation

This application is subject to the provisions of the City of Toronto Private Tree Protection By-law. The Arborist Report indicates that a total of 60 existing trees would be removed.

Of these 60 trees, a total of 8 trees (7 trees on private property and 1 street tree) would be regulated by the City's tree protection by-law, as their trunks measure over 30 cm in diameter. The applicant is proposing to plant a total of 28 trees within the limits of construction or within available space on site to mitigate the overall loss of vegetation throughout the site. The Arborist Report and the tree replacement proposal are currently under review by Forestry staff.

Etobicoke Centre Public Space and Streetscape Plan

In 2011, City Council approved the Etobicoke Centre Public Space and Streetscape Plan. This site is within the Westwood/Civic District character area of the plan and identifies opportunities for increasing the number of street trees adjacent to Kenway Park and pedestrian movement improvements within the park.

Reasons for the Application

A Zoning By-law Amendment application is required to permit the proposed residential uses and establish appropriate development standards, as residential uses are not permitted in the I.C1 Zone.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Community Services and Facilities Inventory
- Arborist Report
- Functional Servicing Report
- Noise and Vibration Feasibility Study
- Stormwater Management Report
- Transportation Impact Study
- Toronto Green Standard (TGS) Checklist

A Notification of Complete Application was issued on October 22, 2013.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issues/concerns have been identified:

- Conformity with the Official Plan, in particular, the built form policies;
- Conformity with the City's Urban Design Guidelines for Infill Townhouses including the site layout, and the location, size and design of the proposed blocks related to the size of the development parcel. In preliminary discussions with the applicant, Planning staff noted concerns with the proposed front yard loading space, the dead end private driveway, the building setbacks to the north and east

- lot lines, the building separation between the blocks and the lack of open landscape space and outdoor amenity space;
- The proposed size and mix of units;
 - Site circulation, loading and garbage storage and collection;
 - Ensuring sufficient servicing infrastructure is available to support the proposed development;
 - Review and evaluation of suitable Section 37 community benefits as applicable and appropriate; and
 - Review of the Toronto Green Standard Checklist and Template for compliance with Tier 1 performance measures.

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

CONTACT

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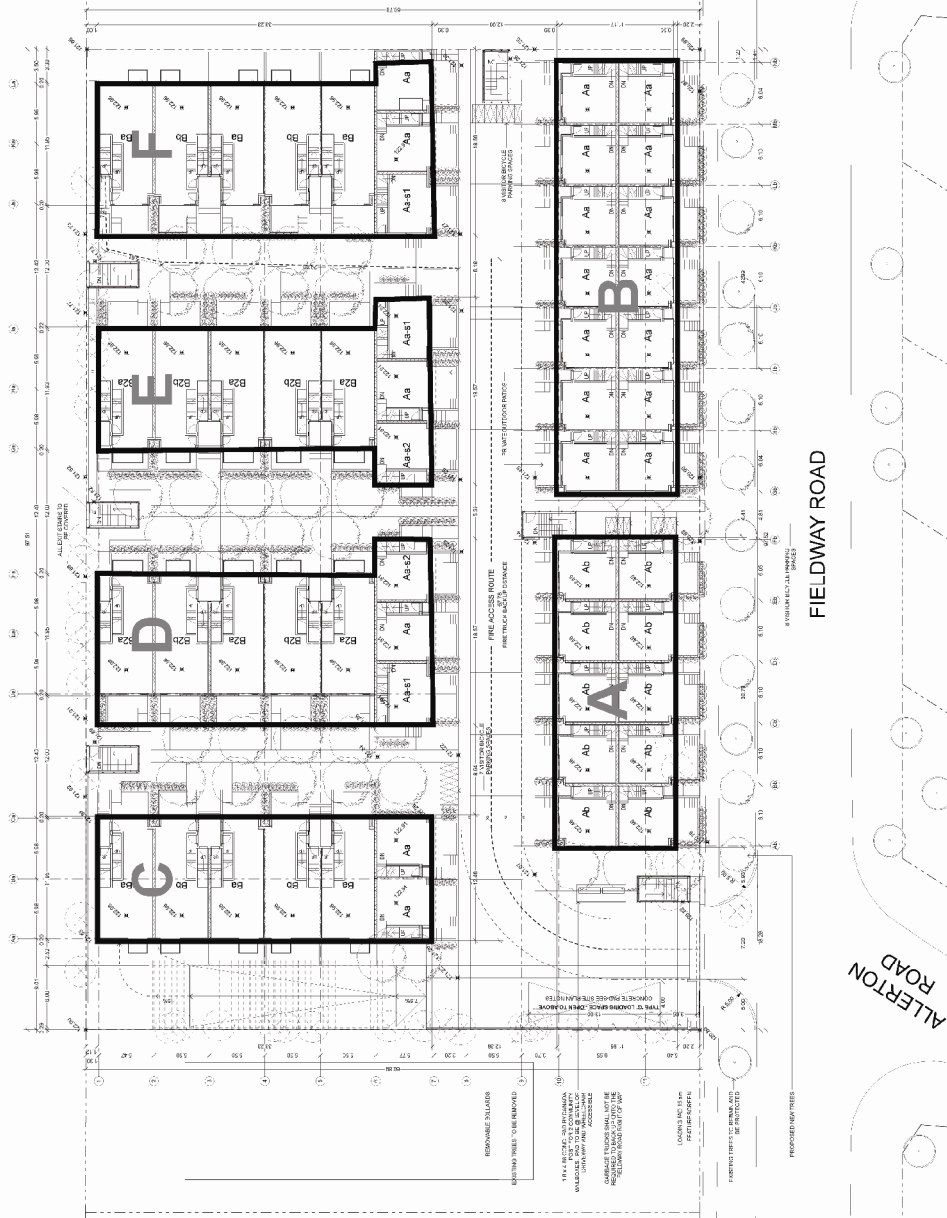
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Rendering
Attachment 3a,b,c: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



26 & 30 Fieldway Road

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 10/10/2013

File # 13 233677 WET 05 0Z

Attachment 2: Rendering



View From Fieldway Road

Rendering

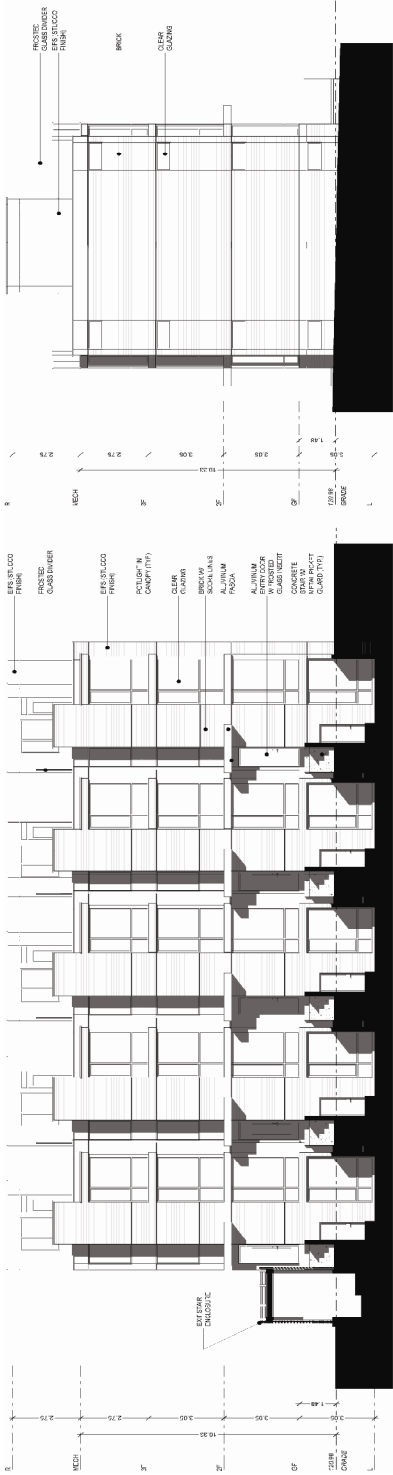
Applicant's Submitted Drawing

Not to Scale
10/10/2013

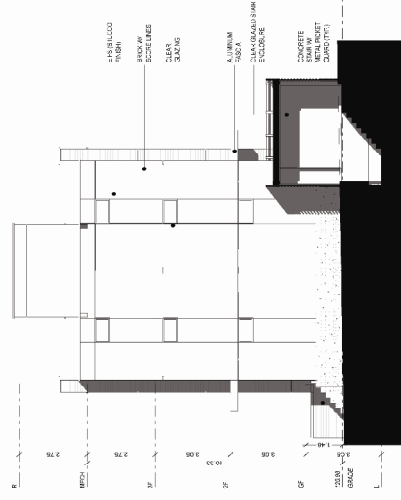
26 & 30 Fieldway Road

File # 13 233677 WET 05 02

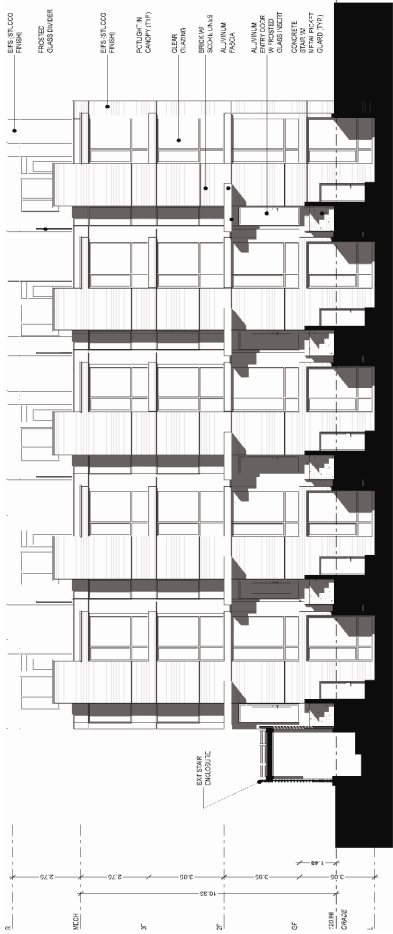
Attachment 3a: Elevations



West Elevation



East Elevation



North Elevation



South Elevation

Block "A"

26 & 30 Fieldway Road

Elevations
Applicant's Submitted Drawing

File # 13 233677 WET 05 0Z

Not to Scale
10/10/2013

Attachment 3b: Elevations

Block "B"

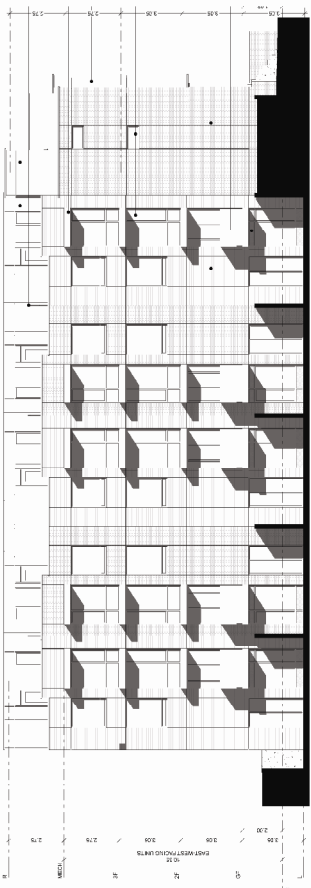
Elevations
 Applicant's Submitted Drawing
 Not to Scale
 10/07/2013

26 & 30 Fieldway Road
 File # 13 233677 WET 05 02

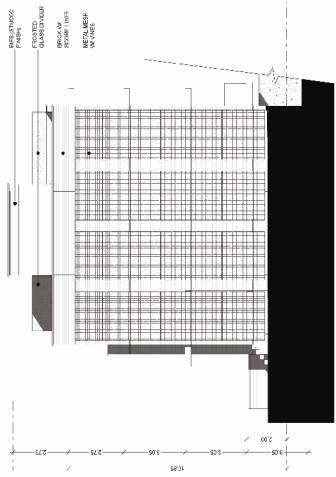
Attachment 3c: Elevations



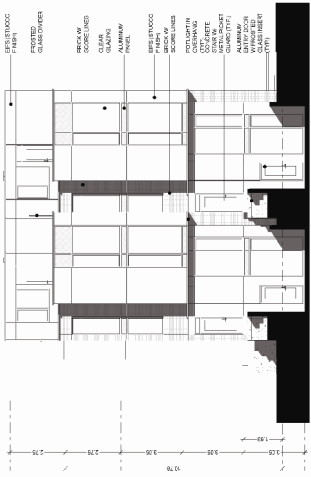
West Elevation



East Elevation



North Elevation



South Elevation

Block "C"

26 & 30 Fieldway Road

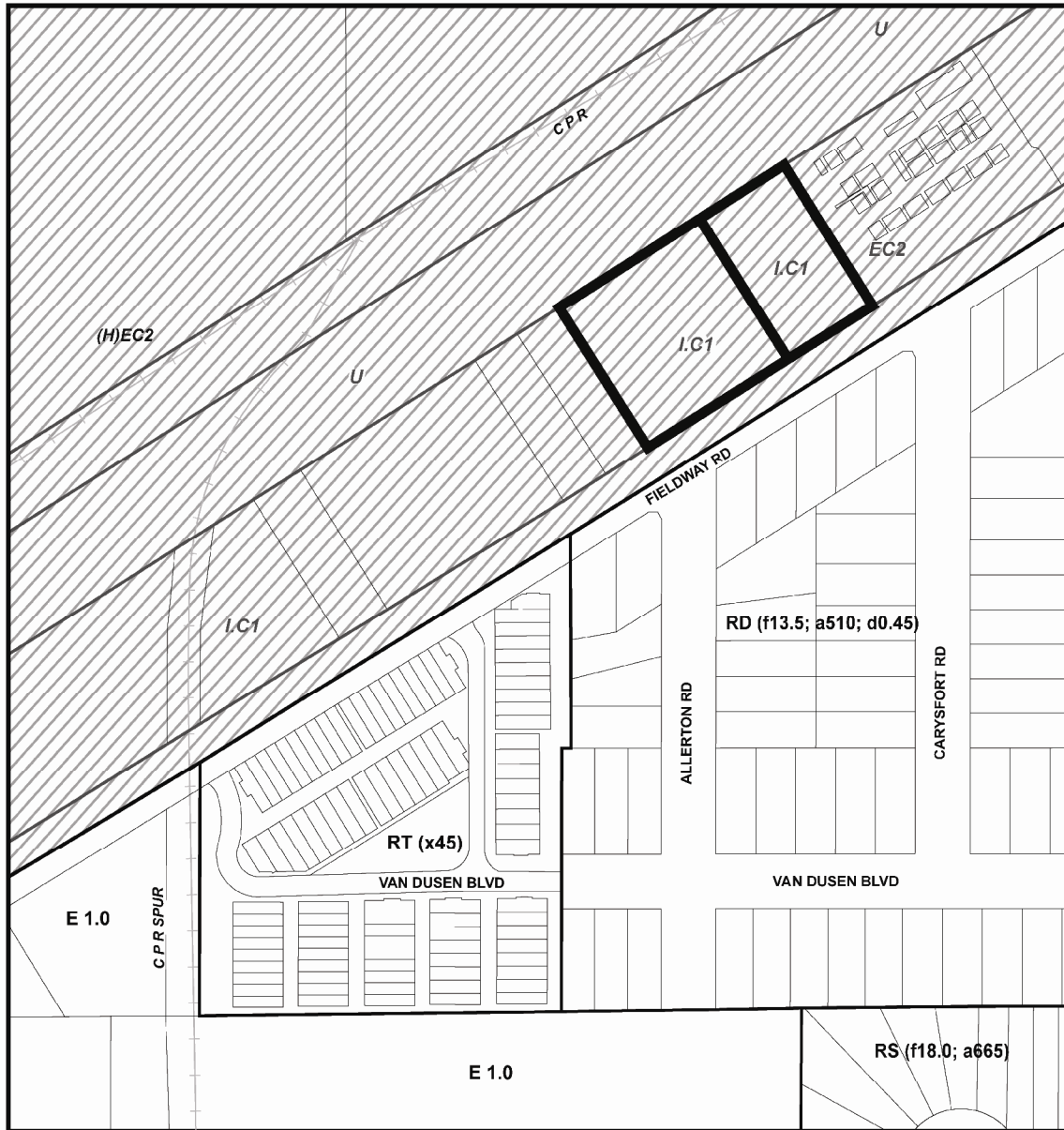
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Elevations

Applicant's Submitted Drawing

Not to Scale
10/07/2013


Attachment 4: Zoning




TORONTO City Planning
Zoning By-law 569-2013

26 & 30 Fieldway Road
 File # 13 233677 WET 05 02

-  Location of Application
- RD** Residential Detached
- RS** Residential Semi-Detached
- RT** Residential Townhouse
- E** Employment Industrial

-  See Former Zoning Code of the City of Etobicoke V131
- EC2** Etobicoke Centre Two Utilities
- I.C1** Industrial Class 1
- (H)** Holding


 Not to Scale
 Extracted 10/08/2013

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 233677 WET 05 OZ
Details	Rezoning, Standard	Application Date:	September 11, 2013

Municipal Address: 26 & 30 FIELDWAY ROAD
 Location Description: CON 1M PT LOT 15 **GRID W0506
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the construction of a six block, 4-storey stacked townhouse development containing 150 units.

Applicant:	Agent:	Architect:	Owner:
TED DAVIDSON (CONSULTANTS) INC			PEPPERGREEN DEVELOPMENTS INC

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	5932.1	Height:	Storeys:	4
Frontage (m):	97.5		Metres:	13.08 to 13.60
Depth (m):	60.78 (min) to 60.89 (max)			
Total Ground Floor Area (sq. m):	2463		Total	
Total Residential GFA (sq. m):	10198.3		Parking Spaces:	171
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	10198.3			
Lot Coverage Ratio (%):	41.5			
Floor Space Index:	1.7			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condominium		
Rooms:	0	Residential GFA (sq. m):	10198.3
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	75	Office GFA (sq. m):	0
2 Bedroom:	75	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	150		

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