

**2968 Islington Avenue - Zoning By-law Amendment
Application - Preliminary Report**

Date:	February 3, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	13 268548 WET 07 OZ

SUMMARY

This application proposes to permit the vacant lands at 2968 Islington Avenue to be developed for commercial uses to provide for a two-storey, 628 m² addition to the existing commercial plaza on the abutting lands to the north at 2972-2974 Islington Avenue.

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 community consultation meeting is recommended to be held in the first quarter of 2014. A statutory public meeting is targeted for the first quarter of 2015 subject to the applicant providing 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 2968 Islington 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.

DECISION HISTORY

On October 29, 2012, the owner submitted a demolition permit application to Toronto Building. The application was for demolition of the detached dwelling at 2968 Islington Avenue without a building permit application to replace the building on the property. Consideration of the application was deferred by Etobicoke York Community Council at its meeting of January 22, 2013. On April 12, 2013, the owner appealed the demolition permit application to the Ontario Municipal Board due to the City's failure to make a decision on the application. On June 22, 2013 the Ontario Municipal Board issued a Decision ordering the issuance of a demolition permit for the detached dwelling (PL130340). The City issued the demolition permit in July 2013 and the dwelling was subsequently demolished.

On November 9, 2012 the owner applied to the Committee of Adjustment for a Minor Variance to permit commercial uses on the site. The intent of the application was to enable an expansion of the existing commercial plaza to the north (File Number A603/12EYK). Planning staff submitted a report to the Committee recommending that the proposed change to the use permissions on the site would be more appropriately considered through a Zoning By-law Amendment application process. On July 4, 2013, the Committee of Adjustment refused the Minor Variance application. The owner subsequently submitted the subject rezoning application.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on July 22, 2013 to discuss the proposed development and complete application submission requirements. During the meeting, staff identified a number of issues including the proposed built form, integration with the abutting commercial plaza site to the north and transition to the detached dwelling to the south.

ISSUE BACKGROUND

Proposal

This application seeks to amend former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013 to permit the lands at 2968 Islington Avenue to be developed for commercial uses. The applicant is also the owner of the adjacent one-

storey commercial plaza to the north at 2972-2974 Islington Avenue. This application proposes to develop the subject site as a two-storey, 628 m² addition to the adjacent plaza. The proposed addition would accommodate retail or service commercial uses at grade and offices on the second storey.

Vehicular access to the subject property would be provided by an extension of the existing driveway located immediately north of the adjacent commercial plaza. The thirty-eight existing at grade parking spaces, including one accessible space, provided behind the existing plaza would be maintained. Ten additional parking spaces would be provided behind the proposed two-storey addition, extending the existing parking area. Three bicycle parking spaces are proposed to be located immediately south of the existing driveway entrance.

For additional details, see Attachment 1: Site Plan, Attachment 2: Elevations and Attachment 4: Application Data Sheet.

Site and Surrounding Area

This relatively flat rectangular site is located on the west side of Islington Avenue midway between Steeles Avenue West to the north and Finch Avenue West to the south. The subject lands are approximately 687 m² in area, with 15 m frontage on Islington Avenue and 45 m depth. The lands are now vacant as a result of the demolition of the former residential dwelling on the site in 2013.

The subject property is located in the Jane-Finch Neighbourhood Improvement Area. This is one of thirteen Neighbourhood Improvement Areas (formerly called Priority Neighbourhoods) that were identified by the City through the Neighbourhood Action Plan for priority infrastructure investment due to their lack of community services and facilities.

Surrounding uses include:

- North: one-storey commercial plaza comprised primarily of community service and health agencies, beyond which is a low-rise commercial building and the Humber Summit Toronto Public Library.
- East: low-rise mixed use buildings with commercial uses at grade and residential above and townhouses and semi-detached dwellings beyond.
- South: detached dwelling, beyond which is a low-rise condominium building and a low-rise mixed use building with commercial uses at grade and residential above.
- West: detached and semi-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. 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 property is designated *Mixed Use Areas* in the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces and utilities. In *Mixed Use Areas*, development will create a balance of high quality uses that reduce automobile dependency and meet the needs of the local community. *Mixed Use Areas* are to provide an attractive, comfortable and safe pedestrian environment, take advantage of nearby transit services and provide good site access and circulation and an adequate supply of parking for residents and visitors. New buildings will be located and massed to provide a transition between areas of different development intensity and scale and to frame the edges of streets and parks with good proportion and provide an attractive, comfortable and safe pedestrian environment.

The lands are also subject to Site and Area Specific Policy 91, which states that automotive uses are not permitted on the property.

Zoning

The subject property is within the Residential Detached Zone (RD) of City-wide Zoning By-law No. 569-2013 and the One-Family Detached Dwelling Fourth Density Zone (R4) of former City of North York Zoning By-law No. 7625. Both zone categories permit detached dwellings, but do not permit commercial uses (see Attachment 3: Zoning).

Site Plan Control

The proposal is subject to Site Plan Control. The applicant has submitted a Site Plan Control application, which includes both the subject site and the adjacent commercial lands to the north (File Number 13 282005 WET 07 SA). This application is being reviewed concurrently with the subject rezoning application.

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate there are a total of seven trees both within and immediately adjacent to the

subject property that qualify for protection under the City's tree protection by-law. One tree that qualifies for protection is proposed to be removed.

The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the review of the application. The owner will also be required to obtain the necessary permits prior to removing any trees pursuant to the City's tree protection by-law.

Reasons for the Application

Commercial uses are not permitted in either the Residential Detached Zone (RD) of City-wide Zoning By-law No. 569-2013 or the One-Family Detached Dwelling Fourth Density Zone (R4) of former City of North York Zoning By-law No. 7625. Amendments to both Zoning By-laws are required to permit commercial uses on the lands and establish appropriate performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Functional Servicing Report
- Stormwater Management Report
- Arborist Report

A Notification of Incomplete Application issued on December 17, 2013 identifies the following outstanding material required for a complete application submission:

- Draft Zoning By-law Amendment
- Toronto Green Standard Checklist

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- suitability of the proposed use
- suitability of the proposed built form and massing
- integration of the proposed development with the commercial plaza to the north
- transition to and interface with the detached dwelling to the south
- adequacy of the proposed bicycle parking
- vehicular and pedestrian access points and on-site circulation
- landscaping and tree protection and injury mitigation measures
- refuse and recycling operations and the on-site storage of waste and recyclables

Should the subject application be approved, the property to the south would be the only property in the vicinity with residential zoning. The appropriateness of leaving this zoning will be reviewed by staff.

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

CONTACT

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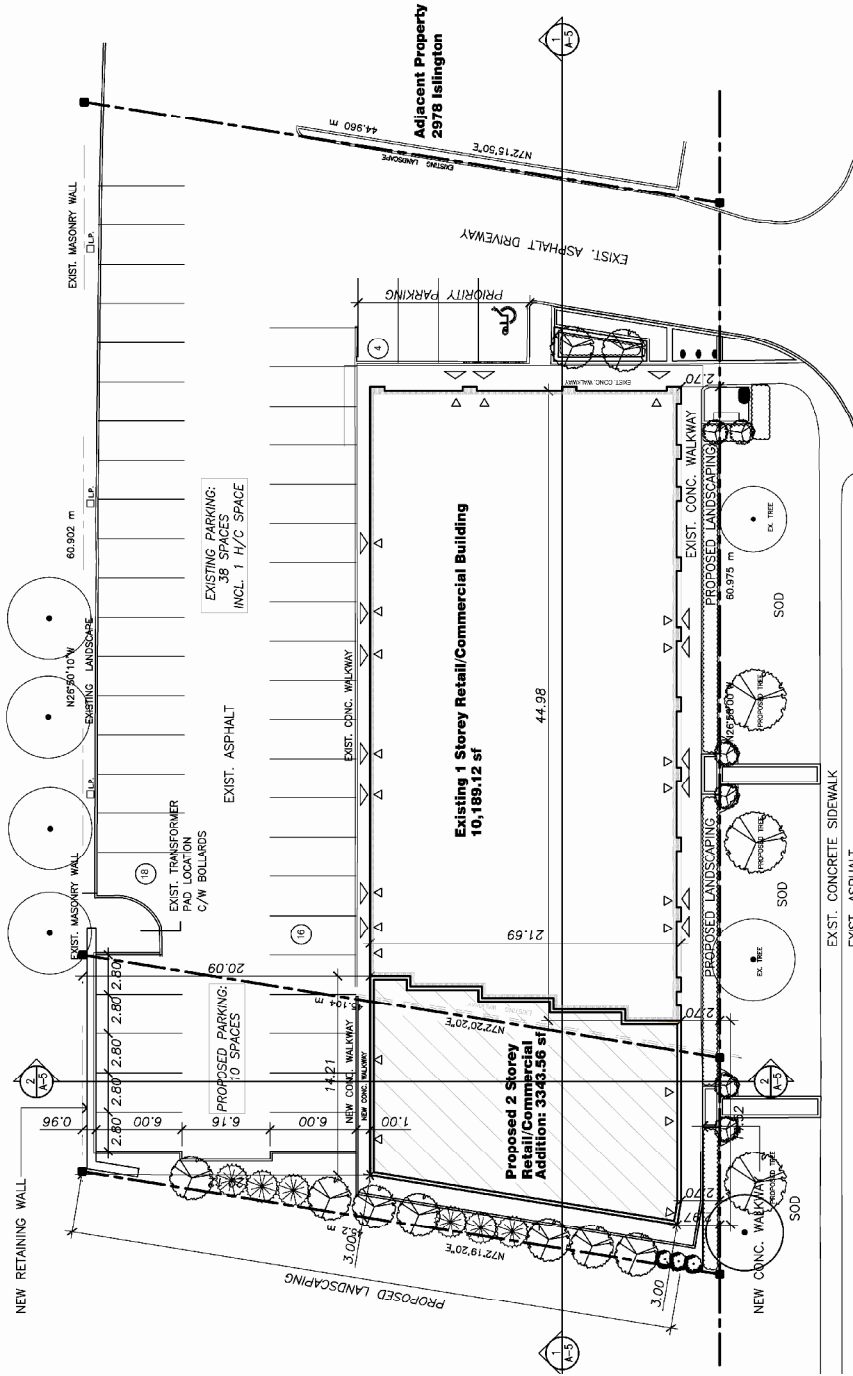
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Islington Avenue

Site Plan

2968 Islington Avenue

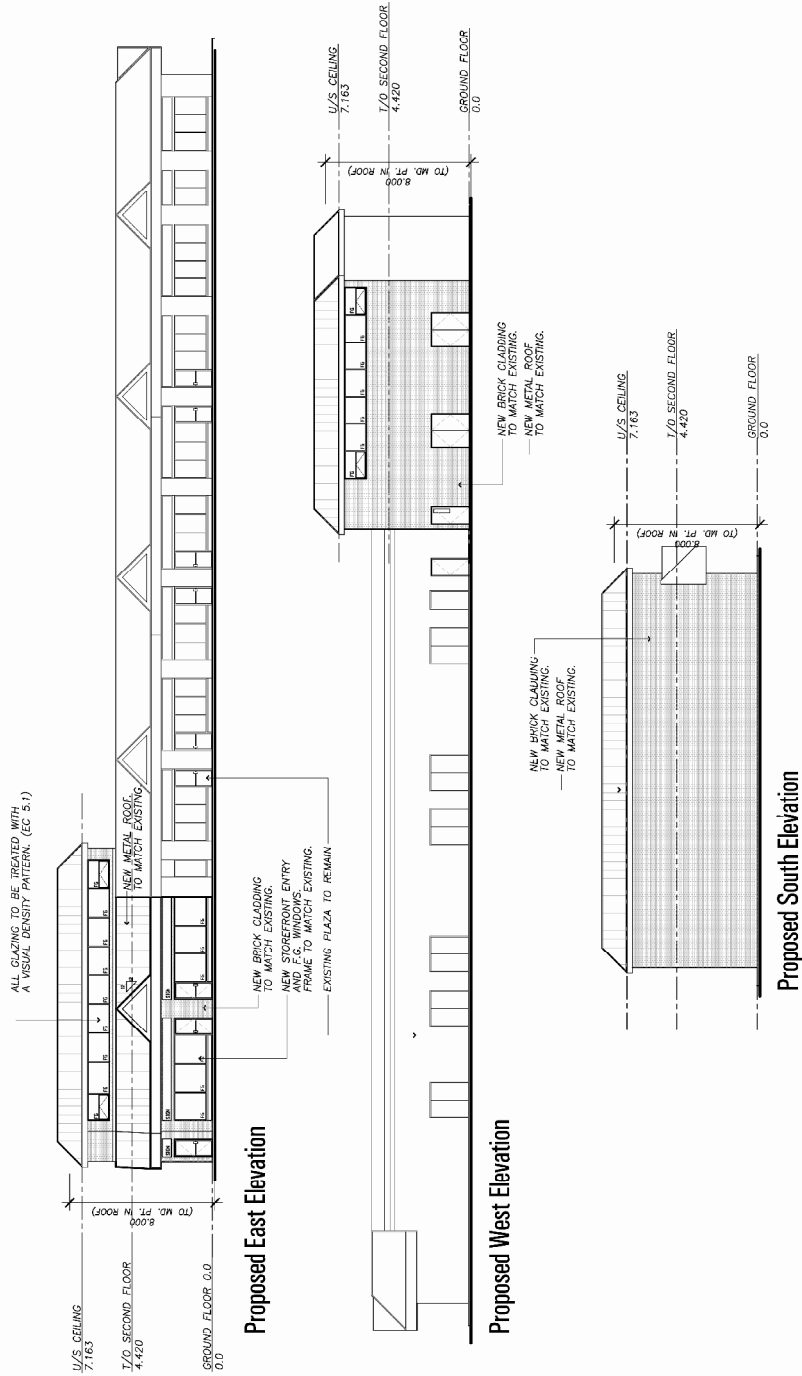
Applicant's Submitted Drawing

File # 13 268548 WET 07 0Z

Not to Scale 

01/29/2014

Attachment 2: Elevations



2968 Islington Avenue

File # 13 268548 WET 07 0Z

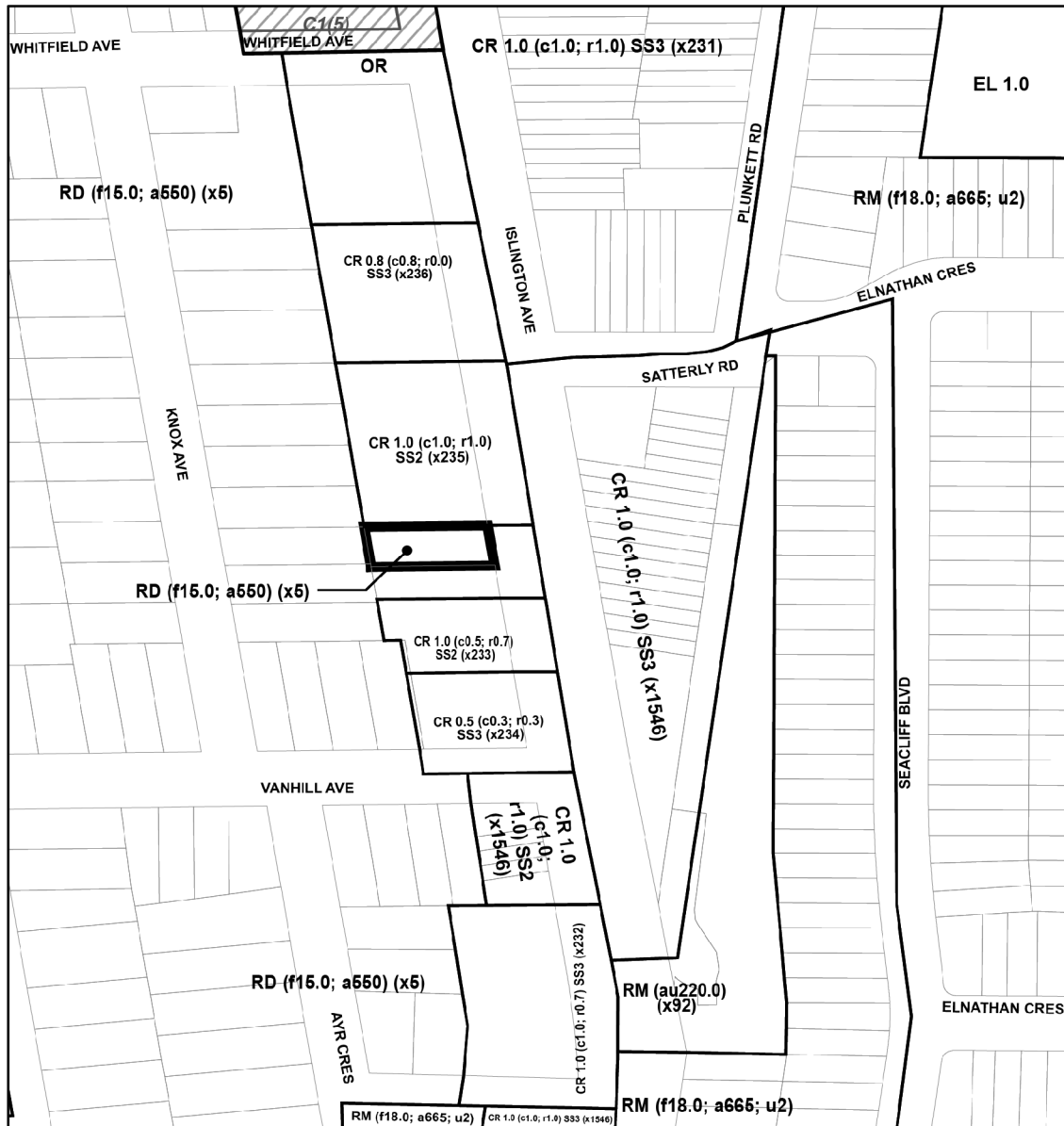
Elevations

Applicant's Submitted Drawing

Not to Scale




01/24/2014

Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 569-2013

2968 Islington Avenue
 File # 13 268548 WET 07 0Z

	Location of Application		See Former City of North York By-law No. 7625	 Not to Scale Extracted 01/29/2014
RD	Residential Detached	OR	Open Space Recreation	
RM	Residential Multiple	C1	General Commercial Zone	
CR	Commercial Residential			
EL	Employment Light Industrial			

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 268548 WET 07 OZ
Details	Rezoning, Standard	Application Date:	November 21, 2013

Municipal Address: 2968 ISLINGTON AVENUE
 Location Description: PLAN 2388 PT LOT 72 **GRID W0701
 Project Description: Proposed two-storey, 627.5 square metre addition to the existing commercial plaza at 2972-2974 Islington Avenue.

Applicant:	Agent:	Architect:	Owner:
BARRY J MORRISON AND ASSOCIATES LTD			471477 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	91
Zoning:	RD (569-2013) and R4 (7625)	Historical Status:	
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	687	Height:	Storeys: 2
Frontage (m):	15		Metres: 8
Depth (m):	45		
Total Ground Floor Area (sq. m):	310.6		Total
Total Residential GFA (sq. m):	0	Parking Spaces:	10
Total Non-Residential GFA (sq. m):	627.5	Loading Docks	0
Total GFA (sq. m):	627.5		
Lot Coverage Ratio (%):	45		
Floor Space Index:	0.45		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	627.5
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

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