

**2 Bicknell Avenue - Zoning By-law Amendment
Application - Preliminary Report**

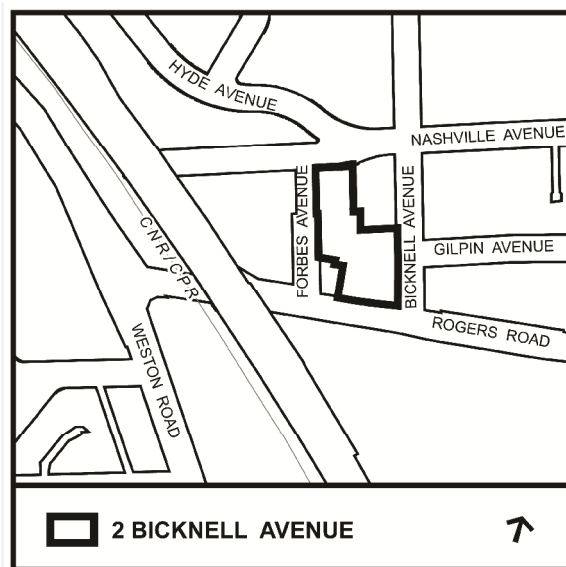
Date:	March 17, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 12 – York South-Weston
Reference Number:	13 281986 WET 12 OZ

SUMMARY

This application proposes to amend City of Toronto Zoning By-law No. 569-2013 and former City of York Zoning By-law No. 1-83 to permit the development of two, three-storey stacked townhouse blocks containing 32 units and one four storey 36 unit apartment building at 2 Bicknell Avenue. The proposed development would contain a total of 68 dwelling units and 75 surface parking spaces, and have a Floor Space Index of 1.1 times the area of the lot.

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 second quarter of 2014. A Final Report and Public Meeting under the *Planning Act* is targeted for the second quarter of 2015, provided all required information is submitted by the applicant and issues are resolved 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 2 Bicknell 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

There are no previous Planning applications for this site.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on June 27, 2013, August 1, 2013 and September 9, 2013 to discuss the proposed development and complete application submission requirements. During the meetings, staff identified a number of issues including the potential impact the proposed development at 2 Bicknell Avenue may have on the continued provision of boulevard parking currently being provided for 25 Nashville Avenue adjacent to the site, the need to harmonize the various zoning provisions that exist for the site, site access concerns and other site plan matters.

ISSUE BACKGROUND

Proposal

This application proposes to amend City of Toronto Zoning By-law No. 569-2013 and former City of York Zoning By-law No. 1-83, to permit the development of two three-storey stacked townhouse blocks (Buildings B and C) and one four-storey apartment building (Building A) at 2 Bicknell Avenue. The proposed development would contain a total of 68 dwelling units and 75 surface parking spaces (see Attachment 1: Site Plan).

The residential gross floor area would be 5,552 m² which would represent an FSI of 1.1 times the lot area. Vehicular access to the site is proposed from both Nashville Avenue and Forbes Avenue. Of the 68 units proposed, the apartment building (Building A) would contain a total of 36 units (21 one-bedroom and 15 two-bedroom units) with balconies. The proposed height of Building A is approximately 15 m.

Townhouse block one (Building B) would contain a total of 22 units (4 one-bedroom and 18 two-bedroom units). Lower units would have grade related patios and the upper units

would have access to roof top terraces. The proposed height of Building B is approximately 11 m. Townhouse block two (Building C) would contain a total of 10 units (2 one-bedroom and 8 two-bedroom units). Lower units would also have access to grade related patios with upper units having access to roof top terraces. The proposed height of Building C is approximately 12 m (see Attachments 2a-2d: Perspectives).

Site and Surrounding Area

The proposed development parcel is located at the northeast quadrant of Weston Road and Rogers Road and is surrounded by Bicknell Avenue, Rogers Road, Forbes Avenue and Nashville Avenue. The site is approximately 0.49 ha in size and is irregular in shape. The site is also generally a corner lot with a frontage of approximately 66 m on Bicknell Avenue and 51 m on Rogers Road. Additional site dimensions include a frontage of approximately 73 m on Forbes Avenue and 18 m on Nashville Avenue. Excluded from this irregular development site are two parcels of land: one located at the northeast corner of Forbes Avenue and Rogers Road, which is occupied by an autobody shop and a take-out restaurant; and the other consisting of eight residential properties along Bicknell Avenue and Nashville Avenue.

The site is occupied by a former Toronto Transit Commission (TTC) bus turning loop (Bicknell Loop) and contains a one-storey building utilized for garage and office space. The site is also being used for parking and open storage.

Surrounding land uses in the area are as follows:

North: Single detached and semi-detached dwellings, and the George Harvey Collegiate Institute.

South: Retail/commercial plaza and a mid-rise apartment building.

East: Single and semi-detached dwellings, a retail establishment with residential above and a mid-rise apartment building.

West: A low-rise apartment building at 25 Nashville Avenue, auto service establishments and 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 majority of the subject site is designated *Neighbourhoods* on Land Use Map 17 in the Official Plan. However, a portion of the site along the Rogers Road frontage is designated *Mixed Use Areas* on Land Use Map 17.

Neighbourhoods are considered physically stable areas comprised of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. In *Neighbourhoods*, development must be sensitive, gradual and generally "fit" the existing physical character by respecting and reinforcing the general physical patterns in the Neighbourhood.

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, new jobs and homes, take advantage of nearby transit services and provide good site access, circulation and an adequate supply of parking for residents and visitors.

Zoning

The site is subject to various zoning provisions under former City of York Zoning By-law No. 1-83 and the current City of Toronto Zoning By-law No. 569-2013. Zoning By-law No. 1-83 zones the north and western portion of the site CE (Commercial Employment Zone), which permits industrial, office, retail, employment and recreational uses, public garage, theatre and day nursery. Zoning By-law No. 1-83 zones the northeast portion of the site as LCR (Local Commercial/Residential Zone), which permits residential, commercial, retail and recreational uses, nursing home, office, theatre, commercial school, public garage and certain institutional uses. Zoning By-law No. 569-2013 zones the southeast portion of the site along the Rogers Road frontage as CR (C2.0, R2.0 and SS2) (Commercial Residential Zone), which permits commercial, residential, retail, cultural, entertainment and recreational uses, including apartment buildings to a maximum height of 15 m or five storeys. The site is also subject to Development Standard Set 2 under Zoning By-law No. 569-2013, which provides design related standards for development on the City's avenues and main streets (see Attachment 3: Zoning).

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted with this application.

Tree Preservation

This application is subject to the provisions of the City of Toronto Private Tree Protection By-law. An Arborist Report, Tree Inventory and Tree Preservation Plan were submitted with the application. The Report indicates that two trees are located on private lands, which would be removed.

Reasons for the Application

A Zoning By-law Amendment is required to permit the proposed development as the CE (Commercial Employment) zoning applying to the north and western portion of the site does not permit residential uses, and to provide for appropriate development standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Toronto Green Standard (TGS) Checklist;
- Functional Servicing and Stormwater Management Report;
- Arborist Report;
- Archaeological Assessment (Stage 1);
- Transportation Impact Study; and
- Draft Zoning By-law Amendment text with schedules.

A Notification of Complete Application was issued on January 29, 2014.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comments. Preliminary issues include the following:

- Adequacy of the proposed landscaped area and lack of outdoor amenity space;
- Location of the proposed garbage storage;
- Adequacy of the proposed loading space;
- Internal building and roof top access; and
- Provision of replacement parking for the existing boulevard parking at 25 Nashville Avenue.

Additional issues may be identified through the review of the application, agency comments and the community consultation process. Additional site plan matters will also be identified and addressed through the Site Plan Control review process.

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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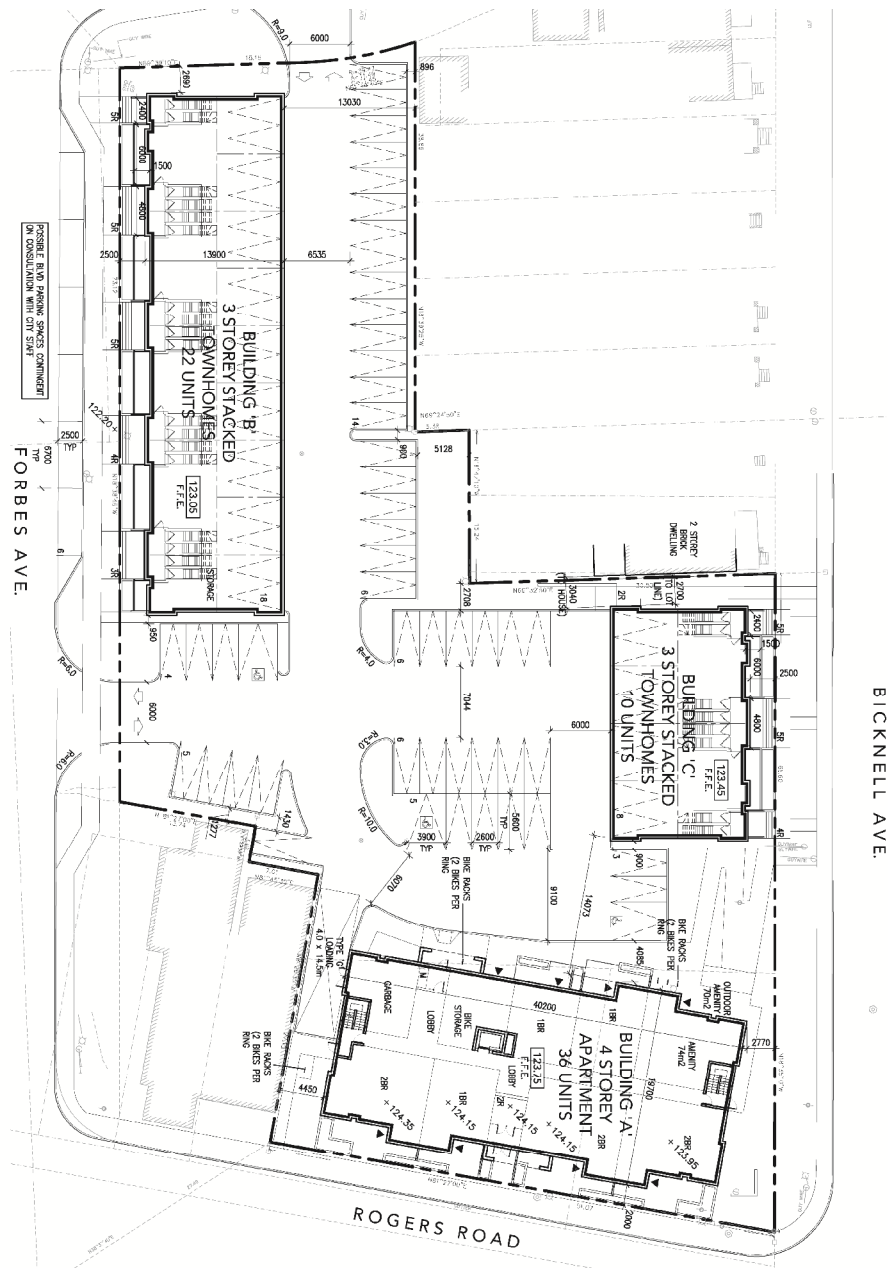
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: Perspective
Attachment 2b: Perspective
Attachment 2c: Perspective
Attachment 2d: Perspective
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

2 Bicknell Avenue

Applicant's Submitted Drawing

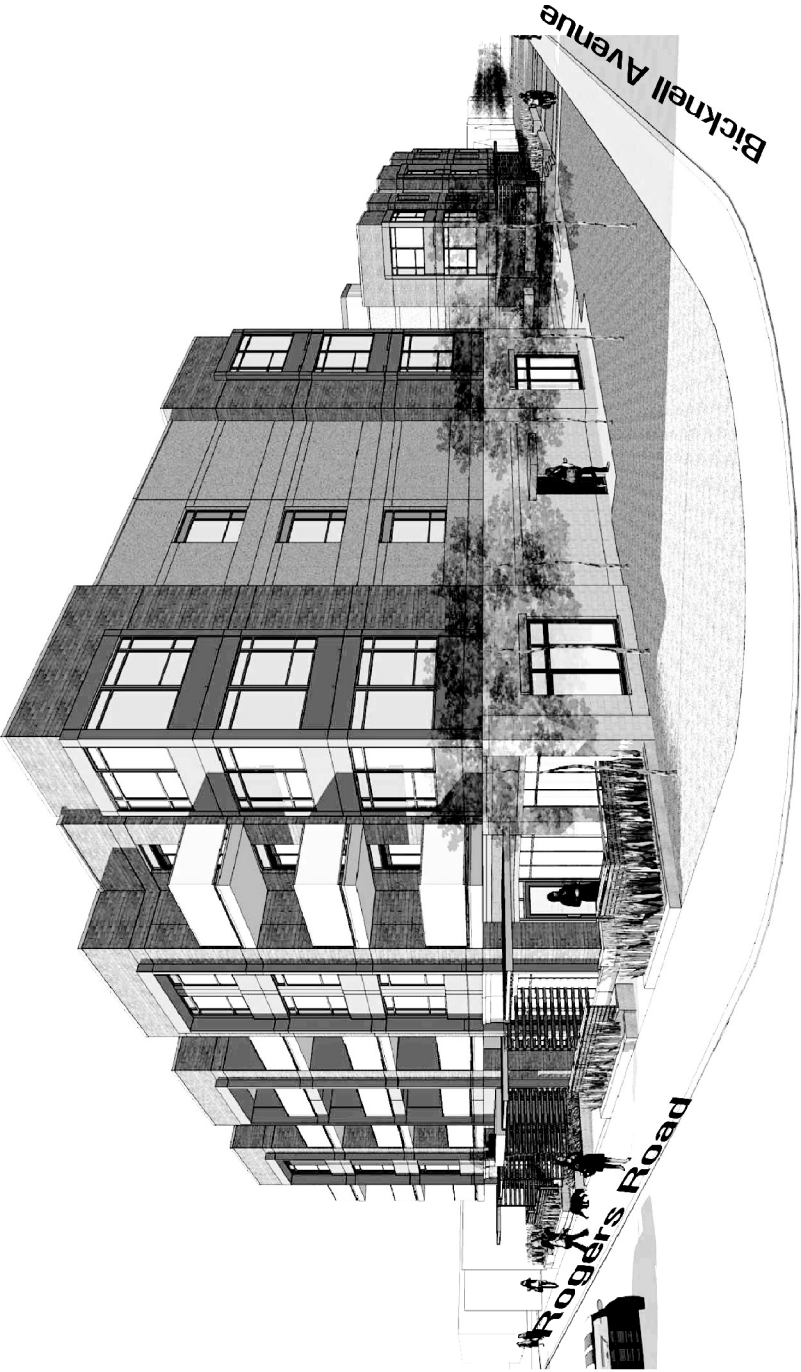
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Attachment 2a: Perspective



View from Rogers Road and Bicknell Avenue

2 Bicknell Avenue

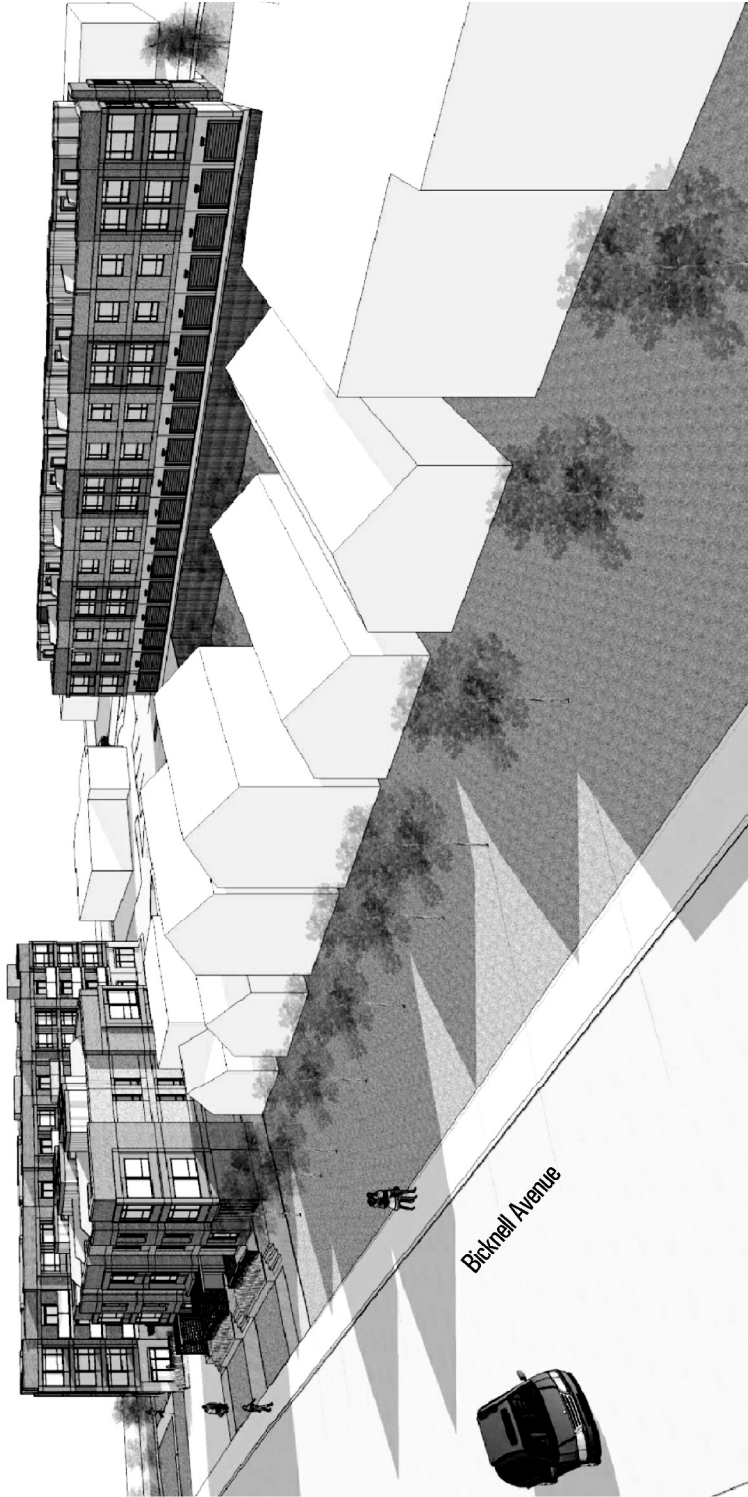
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Rendering View

Applicant's Submitted Drawing

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Attachment 2b: Perspective



View Over Houses Looking South West on Bicknell Ave.

2 Bicknell Avenue

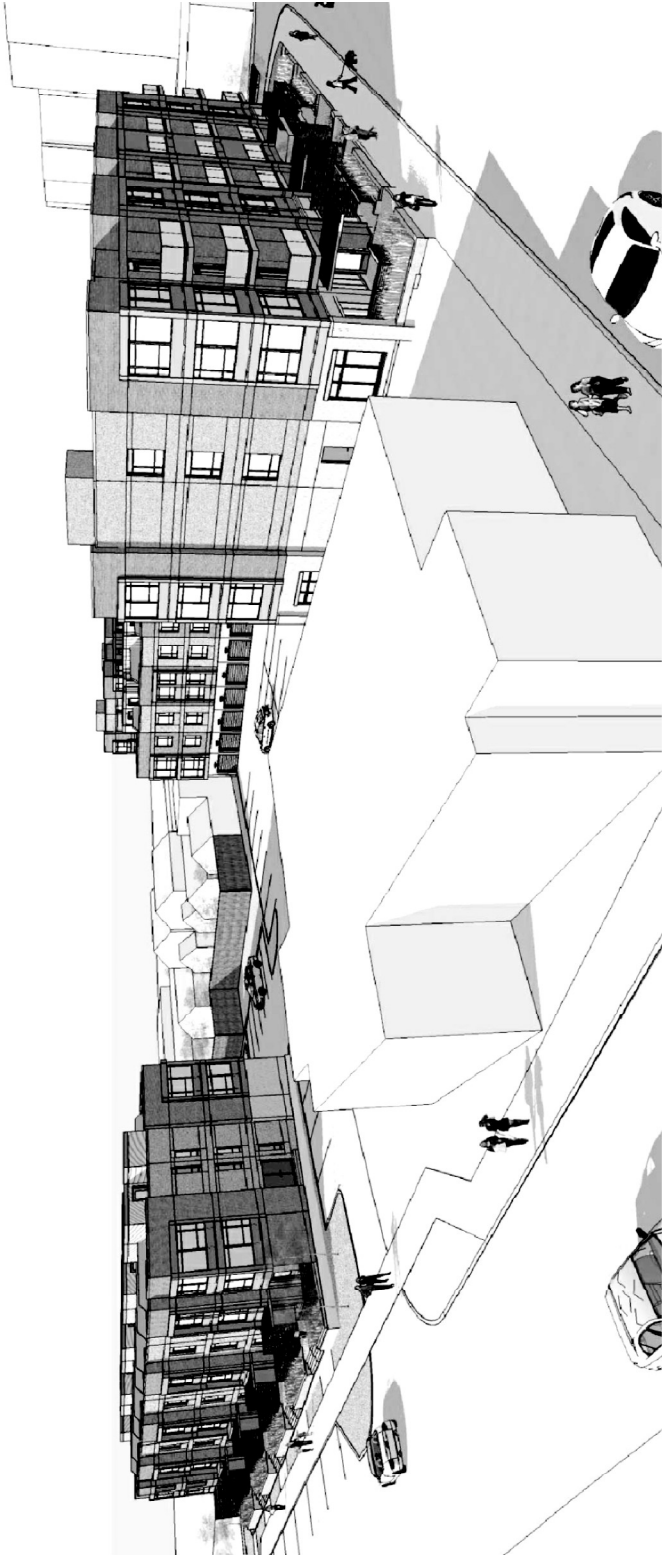
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Rendered Perspective View

Applicant's Submitted Drawing

Not to Scale
03/13/2014

Attachment 2c: Perspective



Looking North East at Rogers and Forbes Avenue

2 Bicknell Avenue

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Rendered Perspective View

Applicant's Submitted Drawing

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03/14/2014

Attachment 2d: Perspective



Building ' B' Looking South West on Forbes Avenue

Rendered Perspective View

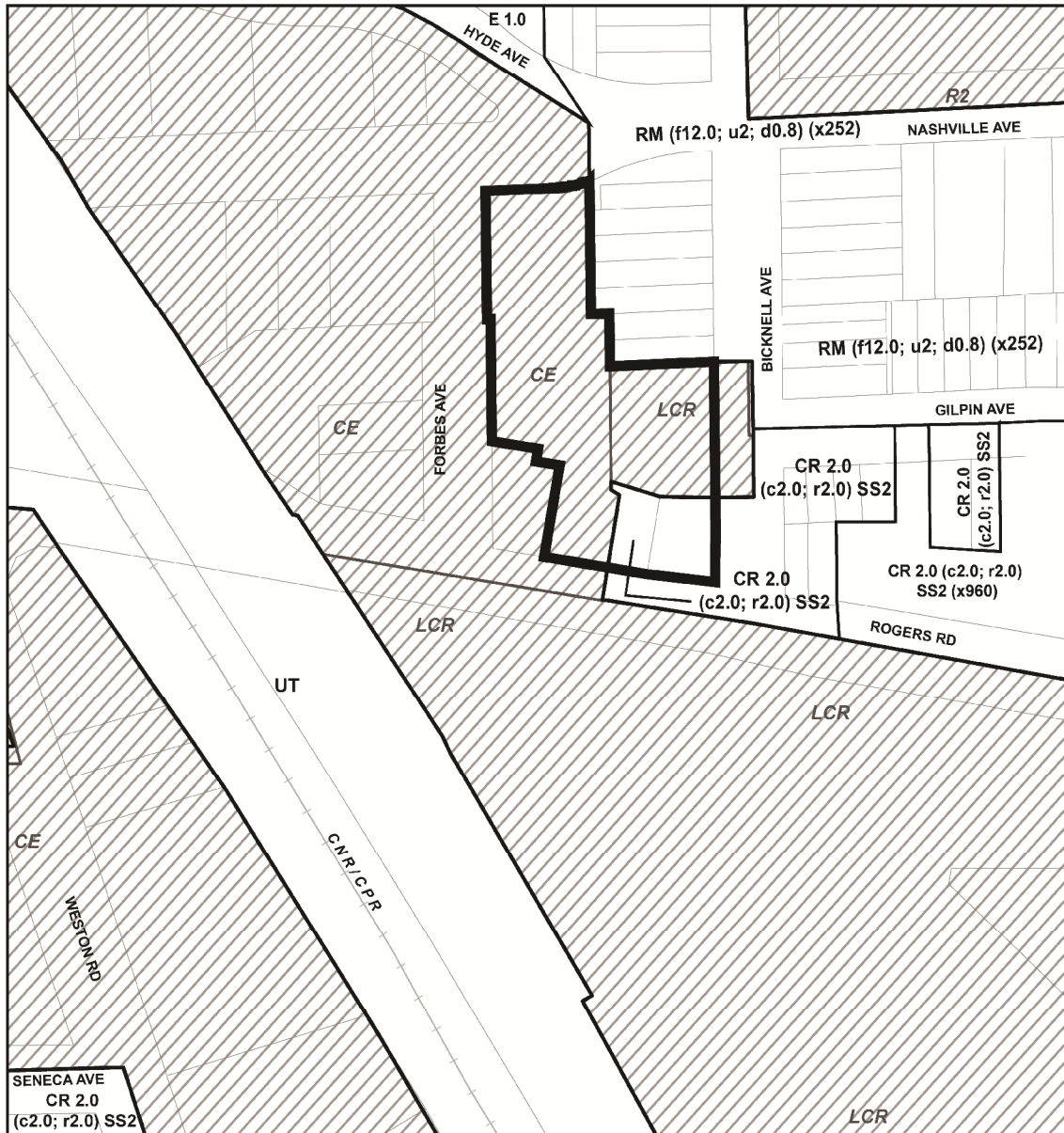
Applicant's Submitted Drawing

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2 Bicknell Avenue

File # 13 281986 WET 12 0Z


Attachment 3: Zoning




TORONTO City Planning
Zoning By-law 569-2013

2 Bicknell Avenue
 File # 13 281986 WET 12 0Z

-  Location of Application
- RM** Residential Multiple
- CR** Commercial Residential
- E** Employment Industrial
- UT** Utility and Transportation

-  See Former City of York By-law No. 1-83
- R2** Residential Zone
- R4** Multiple Family and Apartment Houses District
- CE** Commercial Employment Zone
- LCR** Local Commercial Residential


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 Extracted 04/07/2014

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 281986 WET 12 OZ
Details	Rezoning, Standard	Application Date:	December 30, 2013

Municipal Address: 2 BICKNELL AVENUE

Location Description: CON 3 FB PT LOT 38 PLAN 2008 LOTS 923 & 924 PLAN 2364 LOTS 21 TO 24 & 30 PT LOTS 20 25 TO 29 **GRID W1209

Project Description: Proposed amendment to Zoning By-laws No. 569-2013 and 1-83 to permit the construction of 2 three storey stacked townhouse blocks and one four storey apartment building with a total of 68 residential units and 75 surface parking spaces.

Applicant:	Agent:	Architect:	Owner:
BAYNE ANDERSON			CITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods and Mixed Use Areas	Site Specific Provision:	
Zoning:	CE, LCR and CR	Historical Status:	
Height Limit (m):	15	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	4938.55	Height:	Storeys:	3 storeys (townhouses) 4 storeys (apartment building)
Frontage (m):	Approximately 66 and 51		Metres:	15
Depth (m):	Approximately 73 and 18			
Total Ground Floor Area (sq. m):	1,733			Total
Total Residential GFA (sq. m):	5,552		Parking Spaces:	75
Total Non-Residential GFA (sq. m):	0		Loading Space	1
Total GFA (sq. m):	5,552			
Lot Coverage Ratio (%):	35			
Floor Space Index:	1.12			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:		Residential GFA (sq. m):	5,552
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	27	Office GFA (sq. m):	0
2 Bedroom:	41	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	68		

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