



STAFF REPORT ACTION REQUIRED

8 Oak Street - Official Plan and Zoning By-law Amendment Application - Preliminary Report

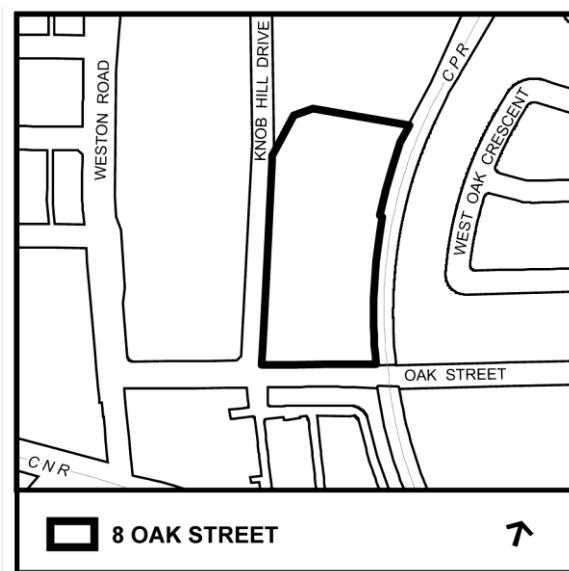
Date:	March 17, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	Ward 11 – York South-Weston
Reference Number:	P:\2014\Cluster B\PLN\PGMC\PG14031 13 277919 WET 11 OZ

SUMMARY

This application proposes to amend the Official Plan and former City of York Zoning By-law 1-83 and former City of North York Zoning By-law No. 7625 for 8 Oak Street to permit the development of 99 three-storey townhouses. These townhouses would be developed on 18 blocks organized around a proposed private street network. The proposed development would result in a density of approximately 0.73 times the area of the lot.

This report provides preliminary information on the above-noted application and seeks Planning and Growth Management Committee's directions on further processing of the application and on the community consultation process.

This report recommends that the Chief Planner schedule a community consultation meeting and submit the Final Report for 8 Oak Street to Planning and Growth Management Committee after the Minister of Municipal Affairs and Housing issues a decision on Official Plan Amendment (OPA) 231, subject to the applicant submitting 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 8 Oak Street together with the Ward Councillor after the Minister of Municipal Affairs and Housing issues a decision on Official Plan Amendment 231.
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*.
4. The Chief Planner and Executive Director, City Planning be directed to submit the Final Report on 8 Oak Street to Planning and Growth Management Committee after the Minister of Municipal Affairs and Housing issues a decision on Official Plan Amendment 231.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Official Plan Amendment (OPA) 231

At its meeting of December 16, 17 and 18, 2013, City Council considered a request to convert these employment lands for non-employment purposes as part of the Municipal Comprehensive Review. Under Section 2.2.6.5 of the Provincial Growth Plan for the Greater Golden Horseshoe, the City may convert employment lands for non-employment uses only through such a Municipal Comprehensive Review. At the same meeting, City Council adopted Official Plan Amendment (OPA) 231 which designated the subject lands as *General Employment Areas*. As such, Council has recently determined these lands should be retained for employment purposes

In January 2014, the City submitted OPA 231 to the Minister of Municipal Affairs and Housing for approval. The Minister has 180 days to issue a decision on the Official Plan Amendment. The decision of City Council and OPA 231 can be found at the following links:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>
<http://www.toronto.ca/legdocs/bylaws/2013/law1714.pdf>

Pre-Application Consultation

A pre-application consultation meeting was held April 18, 2013 with the applicant to discuss a proposed residential development. The applicant was advised the lands were

designated *Employment Areas* and that the City was undertaking a Municipal Comprehensive Review to assess to what extent, if any, *Employment Areas* lands could be converted to residential uses.

ISSUE BACKGROUND

Proposal

This application proposes to amend the Official Plan and former City of York Zoning By-law 1-83 and former City of North York Zoning By-law No. 7625 to permit the development of 8 Oak Street with 99 townhouses. These townhouses would be developed on 18 blocks organized around a system of private lanes. A linear private greenspace, including a crash berm, would be developed along the east property line adjacent to the CP Rail corridor.

The proposed units would front Knob Hill Drive, Oak Street and a new private street network to be constructed internal to the site. The townhouse units would be developed on blocks of various lengths and are proposed on generally rectangular lots with a minimum frontage of 4.4 m and 6.15 m for end units. The townhouses would be three storeys and 9.15 m in height. Two parking spaces would be provided per unit in a tandem configuration, one within a parking garage and one in the driveway that would be accessed from either a below grade lane at the rear of the unit or from an at grade lane at the rear of the unit for those units fronting Knob Hill Drive or Oak Street (See Attachment 1: Site Plan and Attachment 2: Elevations).

The proposed development would result in a density of approximately 0.73 times the area of the lot. The applicant has not indicated if the development would proceed through Plan of Subdivision or Condominium. The relevant project information is outlined in Attachment 5: Application Data Sheet.

Site and Surrounding Area

The site is rectangular in shape and located on the north side of Oak Street, just east of the intersection with Weston Road. The lands have a frontage of 109 m on Oak Street and 200 m on Knob Hill Drive and an area of approximately 25,700 m². The eastern boundary of the property is formed by the Canadian Pacific Railway (CPR) rail corridor. There are a number of existing buildings on site which are used by Satin Finish, a hardwood flooring manufacturing company.

The surrounding land uses are as follows:

North: Crossroads Centre, a retail plaza with surface parking;

East: CPR rail corridor with low scale residential uses and a private green space owned by Visioneering on the east side of the rail corridor;

South: Oak Street, with residential townhouses and Visioneering, a lightbulb manufacturer, fronting the south side of Oak Street; and

West: Knob Hill Drive and a large format grocery store with covered and surface parking and a gasoline bar.

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.

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. The Growth Plan allows municipalities to permit conversion of lands within employment areas to non-employment uses only through a 'municipal comprehensive review' where key criteria have been met. A Municipal Comprehensive Review is an Official Plan review initiated by a municipality that comprehensively applies the Growth Plan policies.

City Council's planning decisions are required to be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Employment Areas* and *Utility Corridors* on Land Use Map 14 and located within an Employment District on Urban Structure Map 2 of the Official Plan.

Employment Districts are areas to be protected and promoted exclusively for economic activity. Development adjacent to or near Employment Districts is to be appropriately designed, buffered and/or separated from industries as necessary to mitigate adverse effects from noise, vibrations, traffic, odour and other contaminants.

Employment Areas are places of business and economic activity. Policy 4.6.1 provides for uses that support this function consisting of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. Policy 4.6.6 sets out Development Criteria for *Employment Areas*. The objective of these criteria is to ensure that development contributes to the creation of competitive, attractive and highly functional

Employment Areas including the creation of comfortable streets and landscaped streetscapes to attract business.

Utility Corridors are hydro and rail corridors primarily used for the movement and transmission of energy, information, people and goods. In the event that rail corridors are no longer required for rail use, they will be protected for future use as public transportation routes, bicycle and pedestrian trails and telecommunications and electrical corridors, where appropriate. Also, where appropriate, development nearby or adjacent to *Utility Corridors* will protect for access to any potential bicycle and pedestrian trail or park and open space and screen and secure the property edge through such measures as setbacks, fencing, site grading, berms, landscaping, building treatment and construction techniques.

Chapter Three of the Official Plan includes policies related to Building a Successful City. Policy 3.1.2 provides direction on matters related to site design and layout including the design of new streets, blocks and development lots. Policy 3.1.1.14 and 3.1.1.15 further refers to the provision of new streets, their design and that new streets should be public streets or if they are private, they should be designed to integrate into the public realm and meet the design objectives of public streets.

Official Plan Amendment 231

Official Plan Amendment 231 retains the lands for employment purposes by designating the property as *General Employment Areas*.

Site and Area Specific Policy 51, Weston Area

The lands are also subject to Site and Area Specific Policy (SASP) 51. SASP 51 generally applies to the Weston community. The key policies are to maintain view corridors to the Humber Valley and to improve links to the Humber Valley.

Urban Design Guidelines for Infill Townhouses

The City's 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.

Development Infrastructure Policy and Standards (DIPS)

The design and configuration of the proposed street network related to parking, landscaping and public sidewalks fall under the City's Development Infrastructure Policy and Standards (DIPS). These policies and standards address issues resulting from the creation of new local residential streets in private or public ownership and establish standards for new development infrastructure with respect to appropriate street sections.

Zoning

On May 9, 2013 City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. The lands were excluded from Zoning By-law 569-2013 because they were the subject of a conversion request as part of the Municipal Comprehensive Review of *Employment Areas*. The majority of the property is zoned Prestige Employment (PE) under former City of York Zoning By-law 1-83. This zoning permits a range of industrial, office and commercial uses.

A small portion along the east side of the property, which corresponds to the lands designated *Utility Corridors* and being Part 2 on Plan 64R-14594, is zoned Multiple Family Dwellings First Density Zone (RM1 - 31) under the former City of North York Zoning By-law No. 7625. This zoning permits multiple attached and single family dwellings.

Site Plan Control

The applicant has not indicated whether the lands will be developed through a Subdivision or Condominium process if the current application is approved. A Site Plan Control application may be required if the lands were developed in a condominium form.

Tree Preservation

A Tree Inventory/Assessment Report was submitted with the application and is being reviewed. There are 63 trees identified either on, or adjacent to the property that may require removal.

Reasons for the Application

An amendment to the Official Plan and Zoning By-law is required to permit residential development where it is currently not provided for by the current *Employment Areas* designation and not permitted by the current zoning. A Zoning By-law Amendment is also required to establish appropriate development standards such as building heights and setbacks, landscaping and parking requirements.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale incorporating a Community Services and Facilities Study;
- Traffic Impact Study;
- Functional Servicing Report;
- Noise Feasibility Study;
- Vibration Impact Study;
- Preliminary Geotechnical Investigation;
- Tree Inventory Assessment Report;
- Toronto Green Standard – Checklist;
- Archaeological Assessment – Stage 1-2; and
- Environmental Site Assessment, Phase One and Two.

A Notification of Complete Application was issued on January 22, 2014.

Issues to be Resolved

Planning staff have reviewed the submitted material and circulated the plans, studies and reports to appropriate City Divisions and agencies for comment. Staff have identified, on a preliminary basis, the following issues to be resolved.

Land Use

Staff will review the proposed development for its conformity with the applicable provincial legislation, particularly as it relates to *Employment Areas* policies and their conversion, and for conformity with Official Plan policies, including OPA 231 and Site and Area Specific Policy 51.

Infrastructure, Transportation and Servicing Capacity

Staff will review the proposed development and assess its conformity with the City's Development Infrastructure Policy and Standards (DIPS) as it relates to street dimensions, stormwater run-off, emergency access and other relevant infrastructure elements. The submitted technical studies will also be evaluated to ensure there is adequate capacity to accommodate the increased traffic, sanitary and stormwater flow from the development.

Staff are concerned the applicant is proposing a network of private streets with no indication as to how municipal servicing arrangements would be provided over private lands. The phasing of the development and proposed vehicular access to the site must also be addressed.

Appropriateness of the Open Space/Parkland Dedication

The applicant has proposed a landscaped open space and crash berm along the east side of the site within the 30 m setback from the rail corridor required by CPR. On a preliminary basis, staff identified a requirement for a centrally located park fronting a public road with a minimum park size of 0.13 ha. The Official Plan contains policies related to the appropriate location for public parks including an emphasis on visibility from public streets and, if possible, providing for lands to be conveyed which extend existing parkland or open space.

Urban Design, Built Form and Block Layout

The Official Plan provides for public streets to create development blocks that break up larger sites and are appropriately sized for the uses proposed. Staff will evaluate the proposal with regard to this policy framework. The proposed townhouses will also be evaluated against the City's Urban Design Guidelines for Infill Townhouses. In addition, the realignment of Oak Street as part of Metrolinx's grade separation project of their rail corridor to the south of Oak Street may impact the location of the proposed townhouses fronting Oak Street.

Environmental Remediation

Prior to being occupied by a hardwood flooring manufacturing company, the site had a history of industrial uses that could have remnant contaminants in excess of Ministry of the Environment standards for residential uses. The current manufacturing use may also have impacted the cleanliness of the soil. The submitted Environmental Site Assessment will be reviewed to ensure the lands are appropriate for residential uses and that if any lands were to be conveyed to the City for public street and parks purposes, they would meet City standards for remediation.

Section 37

Staff will determine the appropriateness and applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

Toronto Green Standard

A Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

Derek Waltho, Planner
Tel. No. 416-394-8206
Fax No. 416-394-6063
E-mail: dwaltho@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

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

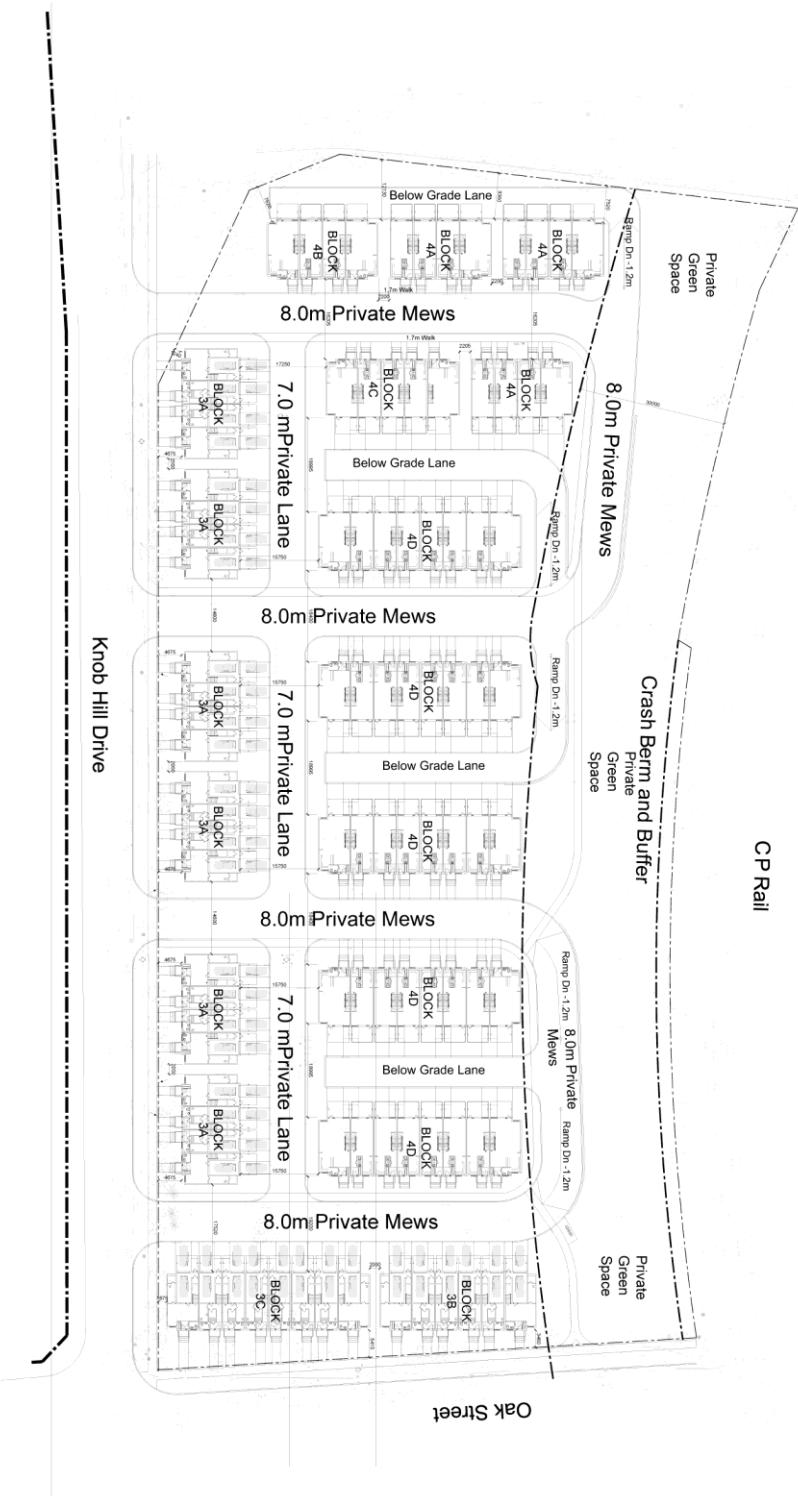
Attachment 1: Site Plan

8 Oak Street

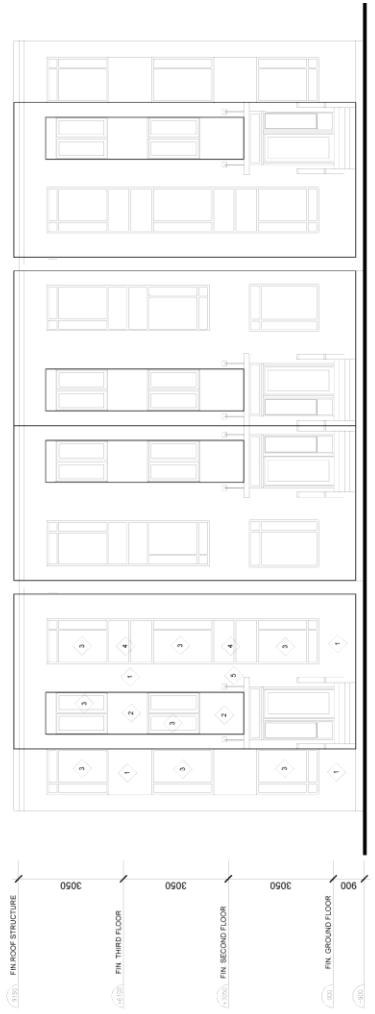
File # 13277919 WET 110Z

01/06/14
Not to Scale
Applicant's Submitted Drawing

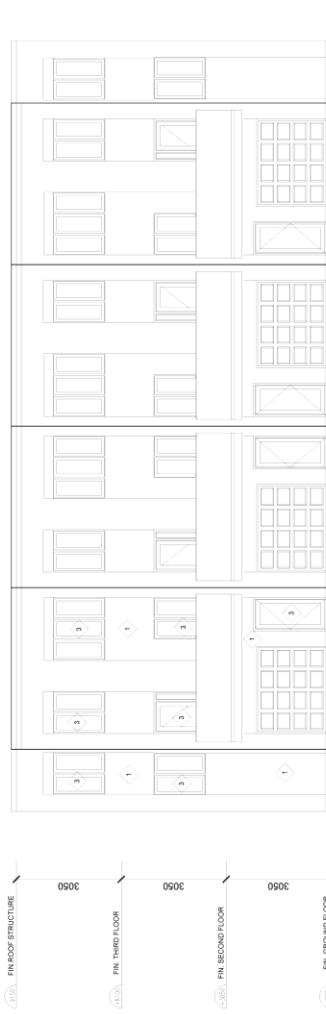
Site Plan



Attachment 2: Elevations



1 Block 3A - Front Elevation
A206



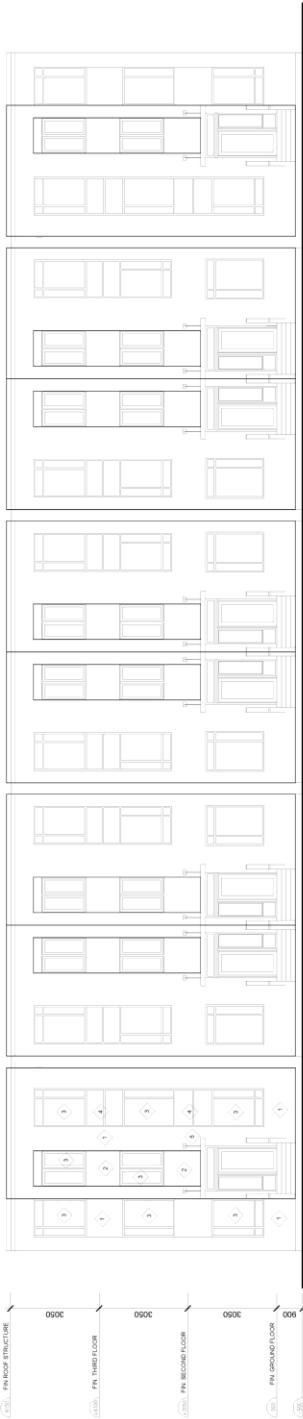
4 Block 3A - Rear Elevation
A206

8 Oak Street

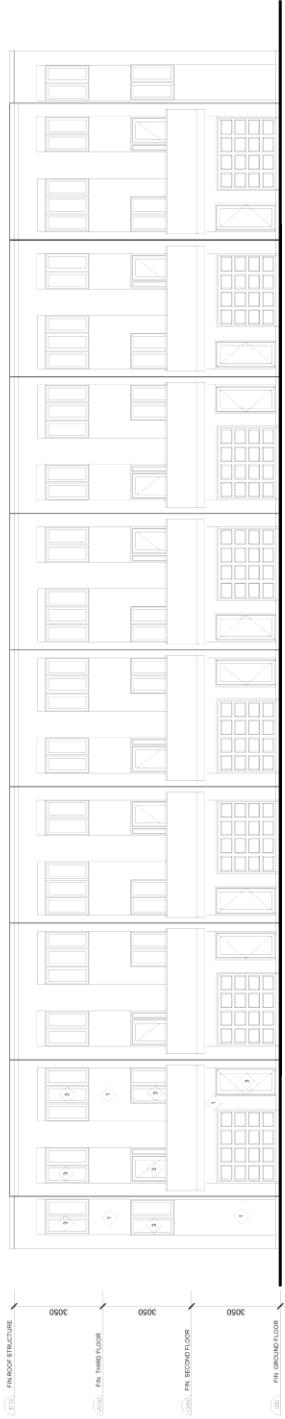
Elevations
Applicant's Submitted Drawing

Not to Scale
01/06/14

File # 13 277919 WET 11 0Z



1 Block 3C - Front Elevation
A208



2 Block 3C - Rear Elevation
A208

Elevations

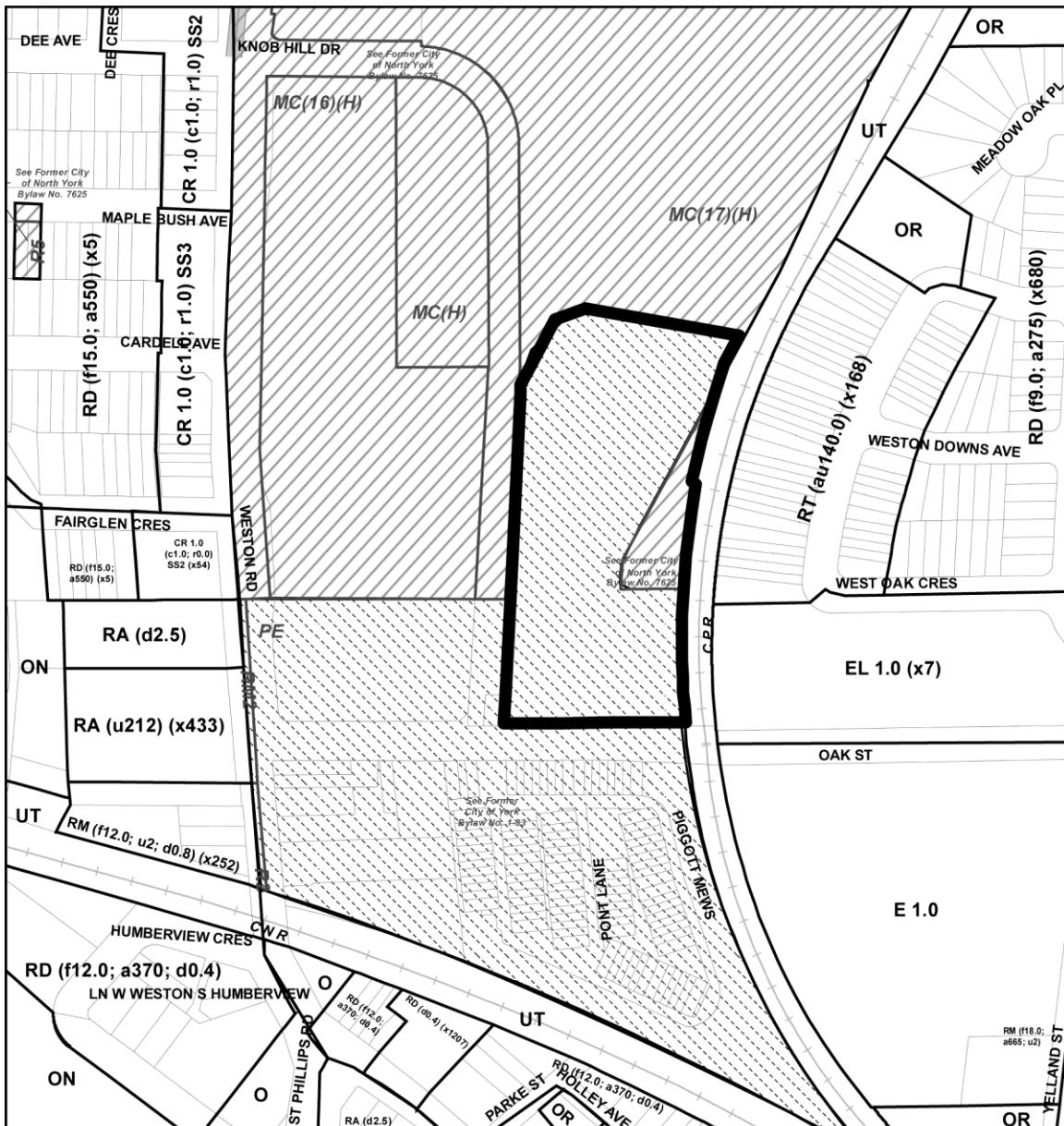
Applicant's Submitted Drawing

Not to Scale
01/06/14

8 Oak Street

File # 13 277919 WET 11 0Z

Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 569-2013

8 Oak Street
File # 13 277919 WET 11 0Z

Location of Application

R Residential
RD Residential Detached
RA Residential Apartment
RT Residential Townhouse

CR Commercial Residential
EL Employment Light Industrial
ON Open Space Natural
OR Open Space Recreation

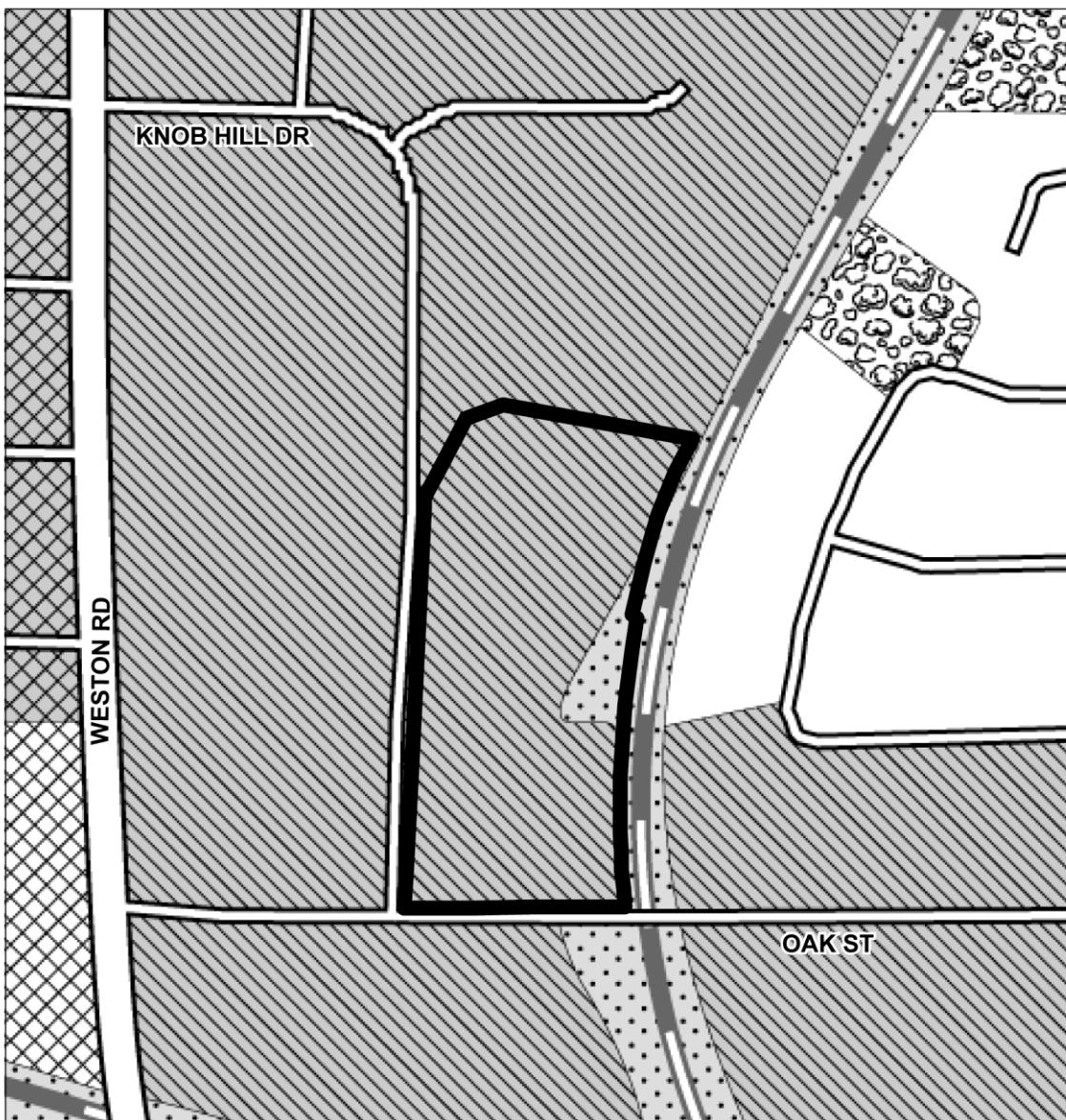
See Former City of North York Bylaw No. 7625

See Former City of York Bylaw No. 1-83

UT Utility and Transportation

Not to Scale
Extracted 01/06/2014

Attachment 4: Official Plan



TORONTO
City Planning
Official Plan

8 Oak Street

File # 13 277919 WET 11 0Z

	Site Location
	Neighbourhoods
	Apartment Neighbourhoods
	Mixed Use Areas
	Parks & Open Space Areas
	Employment Areas
	Utility Corridors

↑
Not to Scale
01/07/14

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:
Details	OPA & Rezoning, Standard	13 277919 WET 11 OZ
		Application Date:
		December 13, 2013

Municipal Address:	8 OAK STREET
Location Description:	YORK CON 5 WYS PT LOT 9 AND RP 64R14594 PARTS 1 AND 2 **GRID W1101
Project Description:	Proposed amendments to the Official Plan, former City of York Zoning By-law 1-83 and former City of North York Zoning By-law No. 7625 to permit 99 three-storey townhouses developed within 18 blocks accessed by private lanes and mews.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			SATIN FINISH HARDWOOD

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	PE (York Zoning By-law 1-83)	Historical Status:
	RM1-31 (N.York By-law 7625)	Site Plan Control Area: Yes
Height Limit (m):		

PROJECT INFORMATION

Site Area (sq. m):	25711.8	Height:	Storeys:	3
Frontage (m):	109.3		Metres:	9.15
Depth (m):	199.9			
Total Ground Floor Area (sq. m):	7254			Total
Total Residential GFA (sq. m):	18824		Parking Spaces:	198
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	18824			
Lot Coverage Ratio (%):	28.2			
Floor Space Index:	0.73			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold	Above Grade	Below Grade
Rooms:	Residential GFA (sq. m):	18824	0
Bachelor:	Retail GFA (sq. m):	0	0
1 Bedroom:	Office GFA (sq. m):	0	0
2 Bedroom:	Industrial GFA (sq. m):	0	0
3 + Bedroom:	Institutional/Other GFA (sq. m):	0	0
Total Units:			

CONTACT: **PLANNER NAME:** **Derek Waltho, Planner**
TELEPHONE: **416-394-8206**