

**1144 Islington Avenue – Draft Plan of Common Elements
Condominium Application - Final Report**

Date:	December 15, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke - Lakeshore
Reference Number:	13 279626 WET 05 CD

SUMMARY

This application proposes to create a common elements condominium consisting of a driveway to provide servicing and access to eleven townhouse units on lands known municipally as 1144 Islington Avenue.

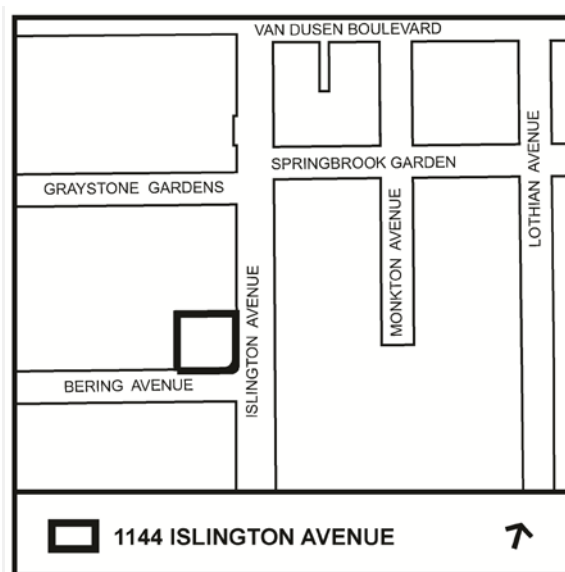
This report reviews and recommends approval of the Draft Plan of Common Elements Condominium subject to conditions.

RECOMMENDATIONS

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law 229-2000, City Council be advised that the Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1, subject to:

- (a) the conditions as generally listed in Attachment 2, which except as otherwise noted, must be fulfilled prior to the release of the Plan of Condominium for registration; and



- (b) any such revisions to the proposed condominium plan or any such additional or modified conditions as the Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 17, 18, and 19, 2011 Etobicoke York Community Council approved Official Plan and Zoning By-law Amendments to permit 11 townhouse units. City of Toronto Council adopted Official Plan Amendment No. 145 by By-law No. 658-2011 and enacted Zoning By-law No. 659-2011 to allow for the development of 11 townhouse units with rear garages accessed via a driveway from Bering Avenue. Zoning By-law No. 659-2011 amended the Etobicoke Zoning Code from Second Density Residential (R2) to Group Area Fourth Density Residential (R4G).

On November 13, 2014 the Committee of Adjustment granted the severances for the creation of the eleven lots (Application No. B53/14EYK) and a variance (Application No. A533/14EYK) to By-law No. 659-2011 related to a reduced side yard setback. The variance is now final and binding.

ISSUE BACKGROUND

Proposal

The proposal is to permit the creation of a Common Elements Condominium. The Common Elements Condominium would consist of a driveway to provide servicing and access to eleven townhouses and 2 visitor parking spaces on lands known municipally as 1144 Islington Avenue.

The proposal would have a density of 1.44 times the area of the lot and a height of 13.1 metres. Eight units would face Islington Avenue and three units would face Bering Avenue.

Vehicular access is provided via a driveway from Bering Avenue and parking is provided in eleven integral garages each providing tandem parking spaces accessed from the proposed common elements condominium driveway. Two visitor parking spaces are proposed on the common element.

Site and Surrounding Area

The site is located at the northwest corner of Islington and Bering Avenues and is square in shape. The Islington Avenue frontage is 38.9 metres and the Bering Avenue frontage is 41.5 metres. The site was used as a garden supply centre for many years. The townhouse development has been constructed on site. The eleven townhouses front onto the private driveway, which is to be established as a Common Elements Condominium.

The site is within walking distance (four blocks south) of the Islington Subway Station at Bloor Street West and Islington Avenue.

Surrounding land uses are as follows:

- North: One storey detached dwellings.
- South: One storey detached dwellings across Bering Avenue.
- East: One storey detached dwellings across Islington Avenue.
- West: One storey detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

The proposal is consistent with Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The City of Toronto Official Plan designates the site *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up 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.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The property is zoned R4G under the former City of Etobicoke Zoning Code as amended by By-law 659-2011 with a maximum permitted height of 13.1 metres. The Group Area Fourth Density Residential (R4G) zoning classification permits townhouse development uses. The maximum density permitted is 1.44 times the area of the lot.

Site Plan Control

The subject site is in a Site Plan Control Area. A site plan agreement for this development was registered on title on November 20, 2012.

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 draft plan of condominium approval conditions.

COMMENTS

Engineering and Construction Services have advised that they require no conditions related to this application.

CONTACT

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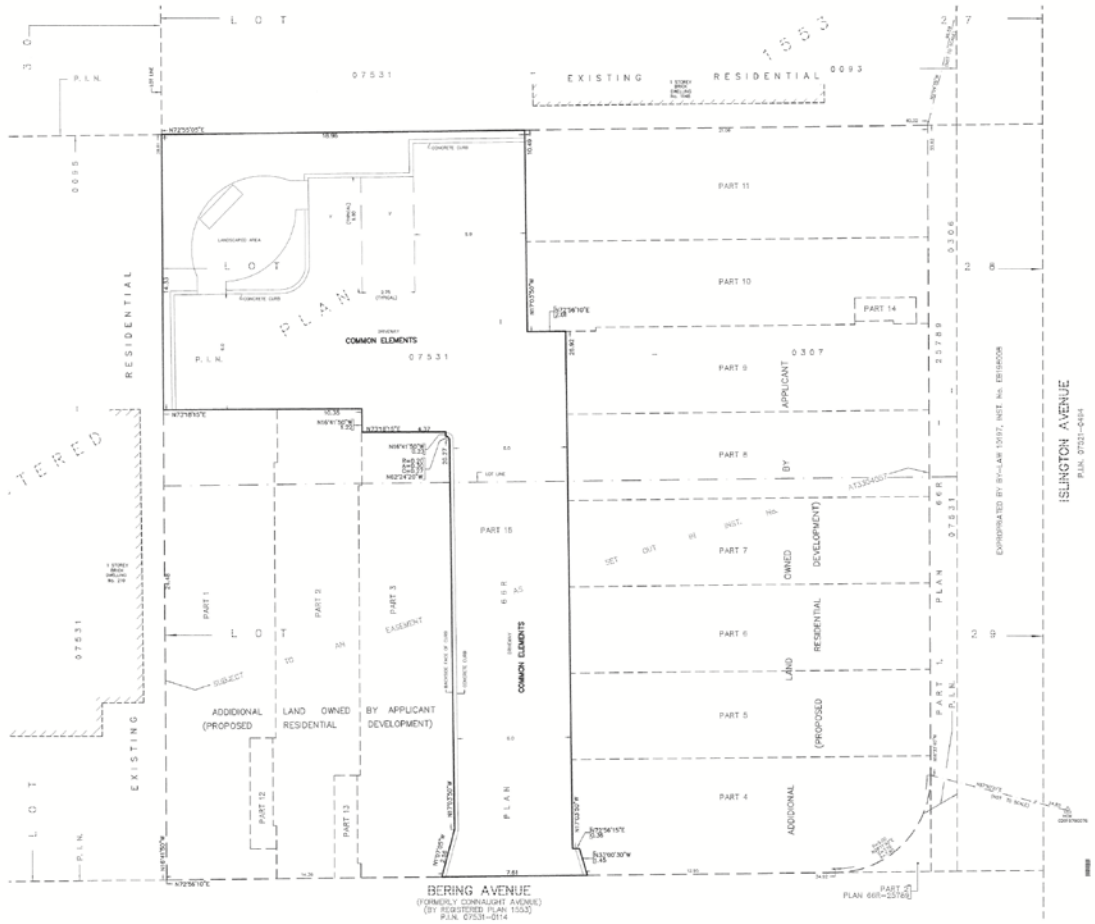
SIGNATURE

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

ATTACHMENTS

Attachment 1: Draft Plan of Common Elements Condominium
Attachment 2: Draft Plan of Condominium Approval Conditions
Attachment 3: Application Data Sheet

Attachment 1: Draft Plan of Common Elements Condominium



Draft Plan of Common Elements Condominium

1144 Islington Avenue

Applicant's Submitted Drawing

Not to Scale 
11/26/2014

File #13 279626 WET 05 CD

Attachment 2: Draft Plan of Condominium Approval Conditions

- (1) The owner shall provide to the Director of Community Planning, Etobicoke York District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services, City of Toronto (statement of account or Tax Clearance Certificate).
- (2) The plans submitted for final approval and registration must be substantially in accordance with the approved draft plans specified above. Any revisions to these plans must be approved by the Chief Planner and Executive Director, City Planning's designate, the Director of Community Planning, Etobicoke York District.
- (3) The owner shall file with the Director of Community Planning, Etobicoke York District, a copy of the final Declaration and Description containing all necessary schedules and certifications required by the *Condominium Act* for registration.
- (4) Together with the final version of the Declaration, the owner shall provide a solicitor's undertaking indicating that:
 - (i) the Declaration provided to the City is the final Declaration to be submitted for registration, subject only to changes requested by the Land Registrar;
 - (ii) the City will be notified of any required changes prior to registration; and,
 - (iii) forthwith following registration of the Declaration, a copy will be provided to the City.
- (5) Visitors parking spaces will be clearly delineated on the condominium plan to be registered.
- (6) If the condominium is not registered within 5 years of the date of Draft Plan Approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City for approval.

Attachment 3: Application Data Sheet

Application Type	Condominium Approval	Application Number:	13 279626 WET 05 CD
Details	Common Elements	Application Date:	December 18, 2013

Municipal Address: 1144 ISLINGTON AVE
 Location Description: PLAN 1553 PT LOTS 28 TO 29 **GRID W0506
 Project Description: Condominium Approval for common elements related to 11 residential townhouse units.

Applicant:	Agent:	Architect:	Owner:
KLM PLANNING PARTNERS INC	Ryan Virtanen		GENVIEW PROPERTIES(ISLINGTON) INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R4G	Historical Status:	
Height Limit (m):	13.1	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	1606.89	Height:	Storeys:	4	
Frontage (m):	38.83		Metres:	13.1	
Depth (m):	41.52				
Total Ground Floor Area (sq. m):	772.47				Total
Total Residential GFA (sq. m):	2308.2		Parking Spaces:	24	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2308.2				
Lot Coverage Ratio (%):	49				
Floor Space Index:	1.44				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	11
Total Units:	11

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2308.2	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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