

3002-3014 Islington Avenue - Official Plan and Zoning By-law Amendment Application - Preliminary Report

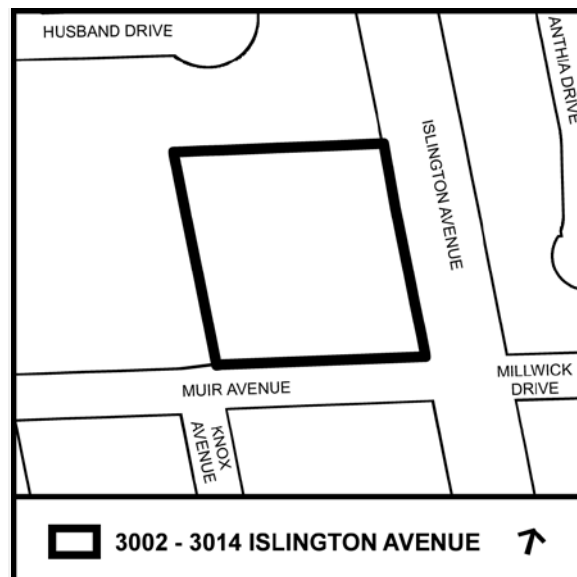
Date:	February 2, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	15 268779 WET 07 OZ

SUMMARY

This application proposes an Official Plan and Zoning By-law Amendment to permit a stacked townhouse development with a total of 136 units at 3002-3014 Islington Avenue. Vehicular access to the property is proposed from a private road connecting Islington Avenue and Muir Avenue. A total of 165 parking spaces are proposed, largely underground.

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 scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the second quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the fourth quarter of 2016. This target assumes the applicant will provide all required information in a timely matter.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3002-3014 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

The lot municipally known as 3002 Islington Avenue was part of lands acquired in 1970 by the former City of North York for public highway purposes. After the completion of the required road widening, this property was determined to be surplus to highway requirements. In accordance with the City's Real Estate Disposal By-law, No. 814-2007, the property was declared surplus by City Council on April 14, 15 and 16, 2013, in Report No. 3, Clause 25 of the Administration Committee, with the intended manner of disposal to be by way of inviting an offer to purchase the property from the adjoining owner at 3004-3006 Islington Avenue. This lot (3002 Islington Avenue) was purchased by the owner of the adjacent properties at 3004-3014 Islington Avenue from the City on October 29, 2015.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on July 22, 2015 to review the proposal, provide preliminary feedback and discuss complete application submission requirements.

Matters of interest at this meeting included the form of the proposed residential buildings, building setbacks, potential impact on adjacent residential properties, the layout of the private driveway and loading and garbage storage and collection.

ISSUE BACKGROUND

Proposal

The proposal is to redevelop the site with a stacked townhouse development with a private road. The total gross floor area of the proposed development would be

approximately 14,663m², representing a density of approximately 1.5 times the site area. A total of 136 residential units are proposed and all would be two-bedroom units. The development would consist of seven buildings ranging in heights from 3 to 4 storeys, with the three storey buildings being located along the west side of the property. The buildings would have a maximum height of 17 metres. The proposed townhouse blocks would front onto both Islington Avenue and the private road. The private road would provide access from both Islington Avenue and Muir Avenue.

A total of 165 parking spaces are proposed to service the development with 136 parking spaces for owner/occupants and 29 parking spaces for visitors. Parking for the proposed development would be located in a below grade garage with the exception of 6 accessible parking spaces at grade. The below grade parking garage would be accessed from the private road.

No bicycle parking spaces are proposed as part of this development.

One Type G loading space is proposed to service the development and would be located at-grade at the northwest corner of the site accessible from the private road.

Attachments 1-10 (Site Plan, Cross Section and Elevations) illustrate the development concept for the site.

Site and Surrounding Area

The site is located on the west side of Islington Avenue just south of Steeles Avenue. The site is flat and is rectangular in shape, with frontages on Islington Avenue (approximately 101 metres) and Muir Avenue (approximately 96 metres). The site area is approximately 9798m². The site consists of six lots which contain four detached homes.

Surrounding land uses include:

North: To the north are two storey detached homes which back on to Islington Avenue.

South: To the south are low rise commercial buildings fronting both sides of Islington Avenue.

East: To the east are detached and semi detached homes backing onto Islington Avenue. Further to the east is an employment area consisting of predominately one storey industrial buildings.

West: To the west is a residential neighbourhood comprised of detached and semi-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 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.

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 property is designated *Neighbourhoods* on Map 13 –Land Use Map in the Official Plan (see Attachment 11: Official Plan). *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.

The subject site is located within the Humber Summit area as defined by Site and Area Specific Policy 305 of the Official Plan and as such has been identified as being within a potential Heritage Conservation District.

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm", "Built Form" and "Housing" sections of the Plan. The Official Plan is available at: http://www.toronto.ca/planning/official_plan/introduction/htm

Compliance with other relevant policies of the Official Plan including the environment, community services, parks and transportation will also be addressed.

Official Plan Amendment No. 320 (OPA 320)

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

Urban Design Guidelines– Infill Townhouses

City Council adopted Urban Design Guidelines for Infill Townhouses in January of 2003. The Guidelines are intended to assist private sector architects, planners and developers in designing infill townhouse developments. The Guidelines are also intended to assist City staff in their review of these types of development proposals. The Guidelines are used to review infill townhouse applications throughout the City, with the main objectives of maintaining appropriate location, building mass and organization of townhouses, minimizing impacts such as shadows and overlook, and enhancing the relationships between new housing and adjacent streets and open spaces. The Guidelines are intended to serve as a framework for reviewing development applications for intensification. The Urban Design Guidelines for Infill Townhouses will be applied in the evaluation of the proposal where appropriate.

Zoning

On May 9, 2013 City Council enacted City-wide Zoning By-law 569-2013, currently under appeal to the Ontario Municipal Board. Both former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law 569-2013 continue to apply to the site while By-law 569-2013 is under appeal.

The subject property is within the Residential Detached Zone (RD) of City-wide Zoning By-law 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 stacked townhouses (see Attachment 12: Zoning).

The Residential Detached Zone (RD)(f.15; a550)(x5) requires a minimum lot frontage of 15 metres and a minimum lot area of 550m². Permitted uses in this zone are detached dwellings, places of worship, group homes and community centres. The maximum building height permitted in this zone is 10 metres. Exception 5 requires a side yard setback of 1.8 metres.

The One-Family Detached Dwelling Fourth Density Zone (R4) requires a minimum lot frontage of 15 metres and a minimum lot area of 550m². Permitted uses in this zone include detached dwellings, parks, community centres, public libraries, schools, places of worship and day nurseries. The maximum building height in this zone is 8.8 metres and two storeys.

Site Plan Control

The proposed development is subject to Site Plan Control. An application for Site Plan approval has been submitted (Application No. 15 268711 WET 07 SA) and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment application.

Tree Preservation

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist Report/Tree Preservation Plan, which is currently under review by staff. The Tree Inventory Plan and Arborist Report indicate that the development proposes to remove five City-owned trees and 31 protected private trees.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1 Archaeological Assessment which is currently under review by Heritage Preservation Services staff.

Tenure

The applicant has advised that the proposed 136 residential units would be condominium units.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007), established Chapter 667 of the City's Municipal Code. It is one of the tools which implement the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals where six or more rental housing units will be affected require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

The applicant has submitted a Rental Housing Demolition and Conversion Declaration of Use and Screening Form which indicates there are less than 6 rental units on the site and declares that a Rental Housing Demolition and Conversion Application is not required.

Reasons for the Application

The proposal requires an amendment to the Official Plan to permit the stacked townhouse built form that does not exist in the area. The application proposes to redesignate the subject lands from *Neighbourhoods* to *Mixed Use Areas*.

A Zoning By-law Amendment is required to permit the form, type, height and density of residential development proposed. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report;
- Community Services and Facilities Review;
- Traffic Impact Study and Parking Assessment;
- Preliminary Servicing and Stormwater Management Study;
- Noise Control Feasibility Study;
- Shadow Study;
- Toronto Green Standard Checklist;
- Arborist Report; and
- Rental Housing Demolition and Conversion Declaration of Use and Screening Form.

A Notification of Incomplete Application issued on November 13, 2015 identified that a Stage 1 Archaeological Assessment was required for a complete application submission.

The outstanding material was submitted on January 25, 2016 and a Notification of Complete Application was subsequently issued on January 25, 2016.

Issues to be Resolved

Based on a preliminary review of the proposal, the below issues/concerns have been identified.

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- determine the appropriateness of redesignating the subject lands from *Neighbourhoods* to *Mixed Use Areas*;
- determine conformity with all Official Plan policies;
- conformity with the City's Urban Design Guidelines for Infill Townhouses;
- appropriateness of introducing the stacked townhouse built form in this area;
- site layout, organization, scale, massing and density of the proposal;
- provision of appropriate setbacks and transition to surrounding properties;
- impacts on adjacent properties, including shadow, overlook and privacy;
- provision of appropriate building setbacks and building design to ensure the development properly addresses Islington and Muir Avenues;
- site circulation, loading and garbage storage and collection;
- assessment of traffic and transportation impacts;
- opportunities and appropriateness of providing a public road connecting Islington Avenue to Muir Avenue;
- location of surface parking spaces;

- the provision of bicycle parking;
- appropriate servicing infrastructure to support the proposed development;
- confirmation of the number of existing rental units;
- review of Toronto Green Standard Checklist and Template for compliance with the Tier 1 performance measures; and
- identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

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

CONTACT

Gregory Byrne, Senior Planner
Tel. No. (416) 394-8238
Fax No. (416) 394-6063
E-mail: gbyrne@toronto.ca

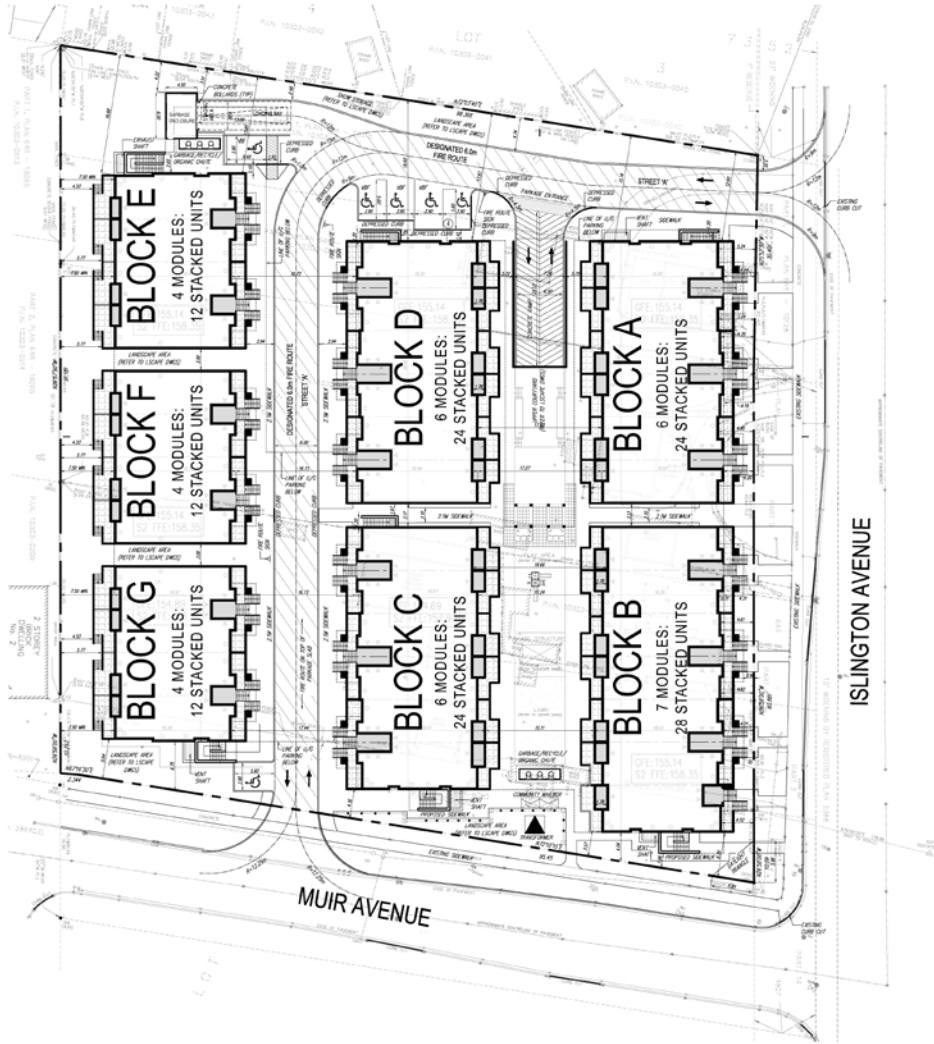
SIGNATURE

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

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Cross Section
- Attachment 3: Typical Elevation- Front (4 storey building)
- Attachment 4: Typical Elevation- Rear (4 storey building)
- Attachment 5: Typical Elevation- Exterior (4 storey building)
- Attachment 6: Typical Elevation- Interior (4 storey building)
- Attachment 7: Typical Elevation- Front (3 storey building)
- Attachment 8: Typical Elevation- Rear (3 storey building)
- Attachment 9: Typical Elevation- Exterior (3 storey building)
- Attachment 10: Typical Elevation- Interior (3 storey building)
- Attachment 11: Official Plan
- Attachment 12: Zoning
- Attachment 13: Application Data Sheet

Attachment 1: Site Plan



3002 - 3004 Islington Avenue

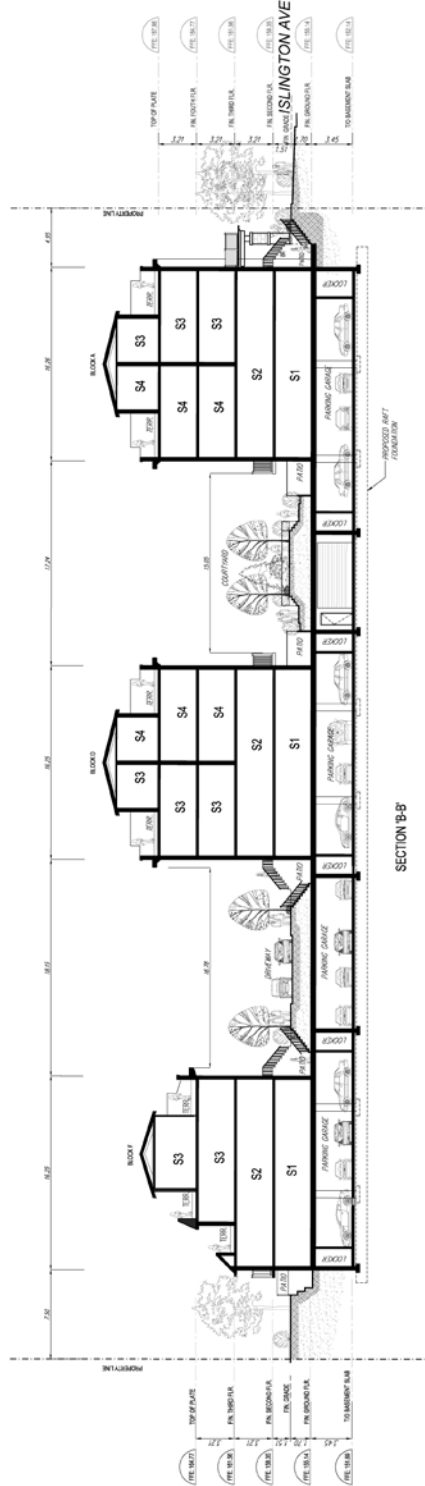
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Site Plan
Applicant's Submitted Drawing

Not to Scale
01/29/2016



Attachment 2: Cross Section



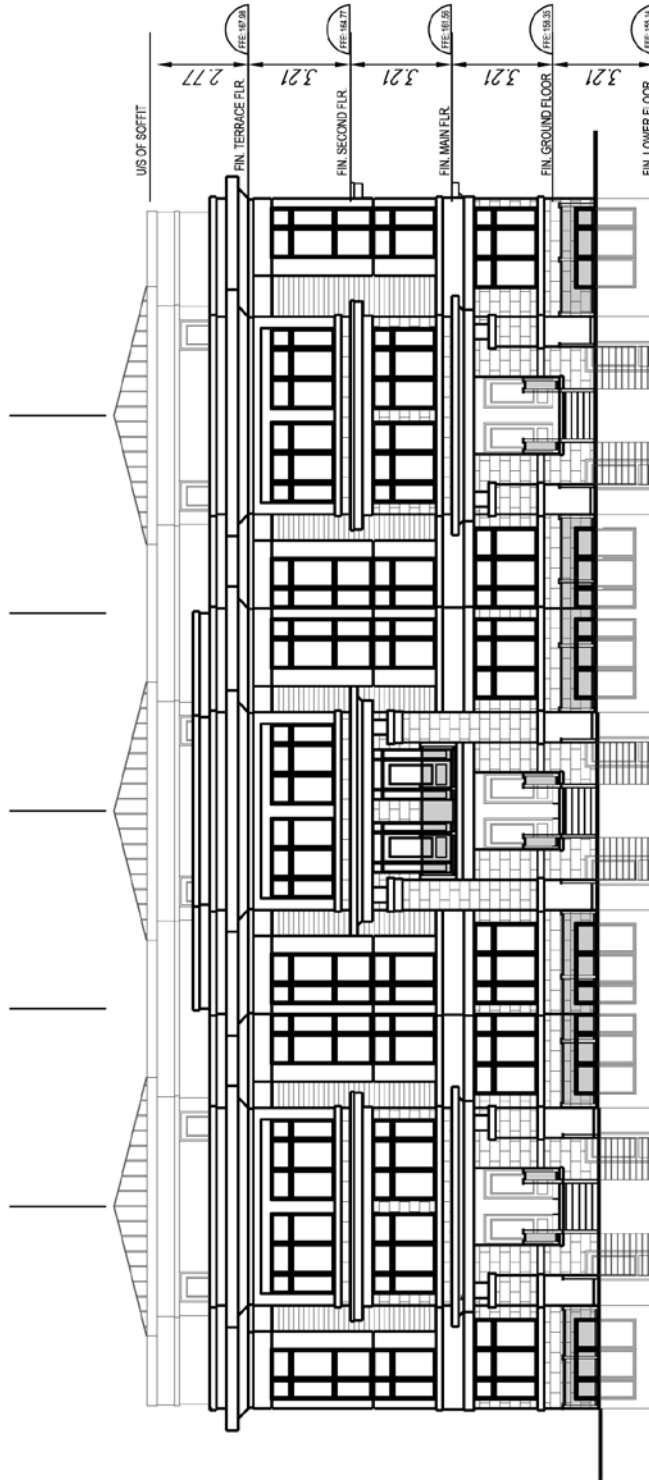
3002 - 3004 Islington Avenue

Sections
Applicant's Submitted Drawing

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01/29/2016

File # 15 268779 WET 07 0Z

Attachment 3 Typical Elevation- Front (4 storey building)



Block A - Front Elevation

3002 - 3004 Islington Avenue

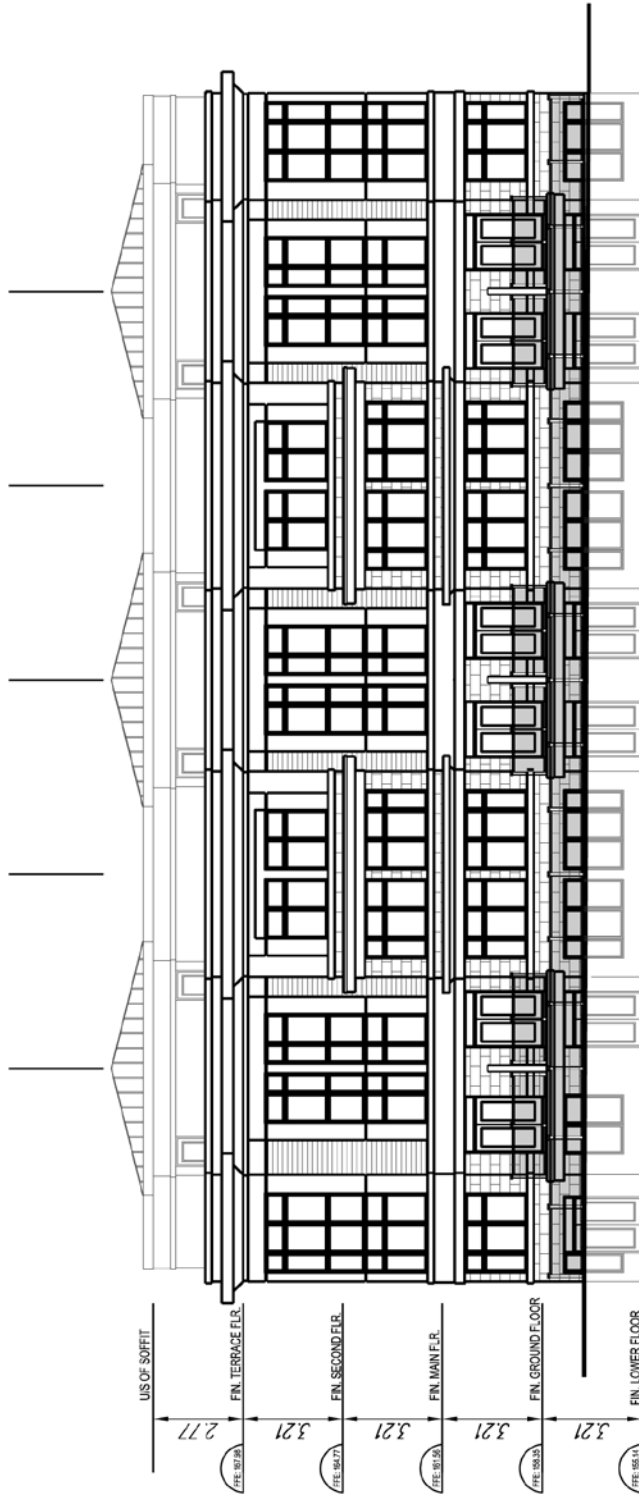
Typical Elevation - Front (4 storey building)

Applicant's Submitted Drawing

Not to Scale
01/29/2016

File # 15 268779 WET 07 02

Attachment 4: Typical Elevation- Rear (4 storey building)



Block A - Rear Elevation

3002 - 3004 Islington Avenue

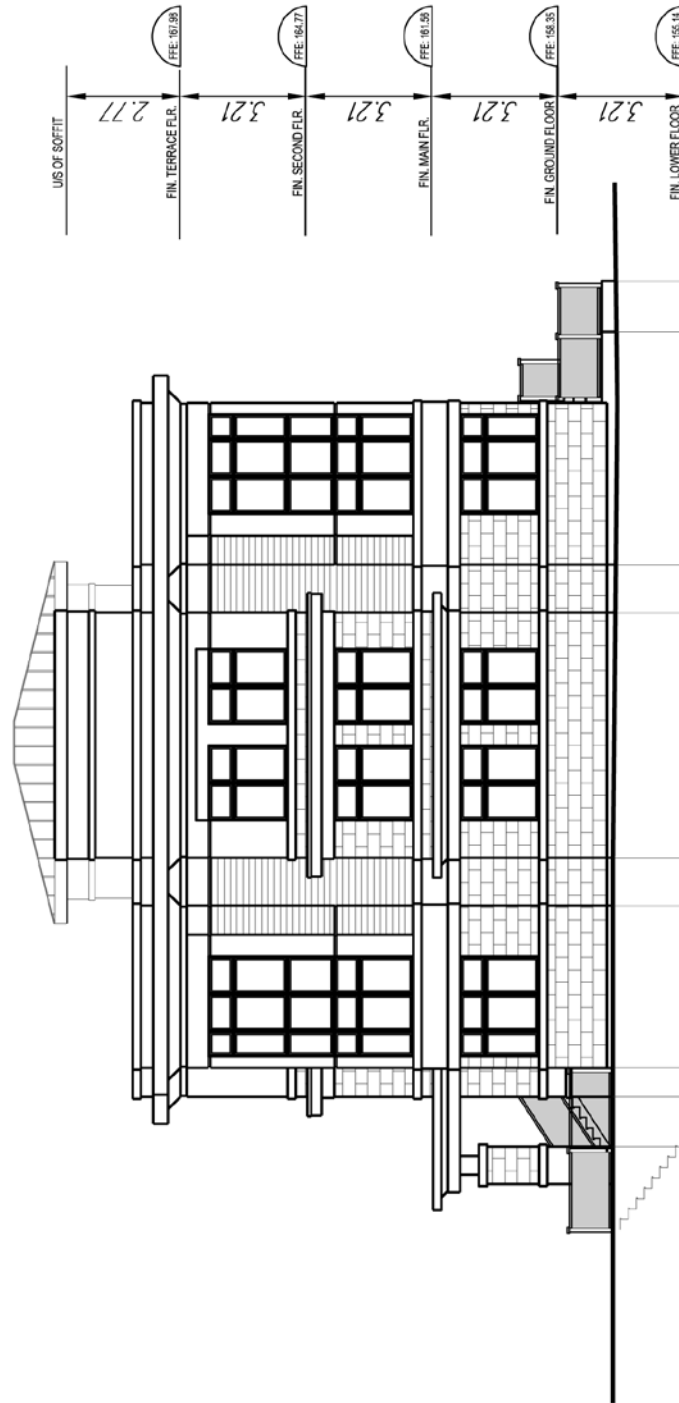
Typical Elevation - Rear (4 storey building)

Applicant's Submitted Drawing

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File # 15 268779 WET 07 02

Attachment 5: Typical Elevation- Exterior (4 storey building)



Block A - Exterior Elevation

3002 - 3004 Islington Avenue

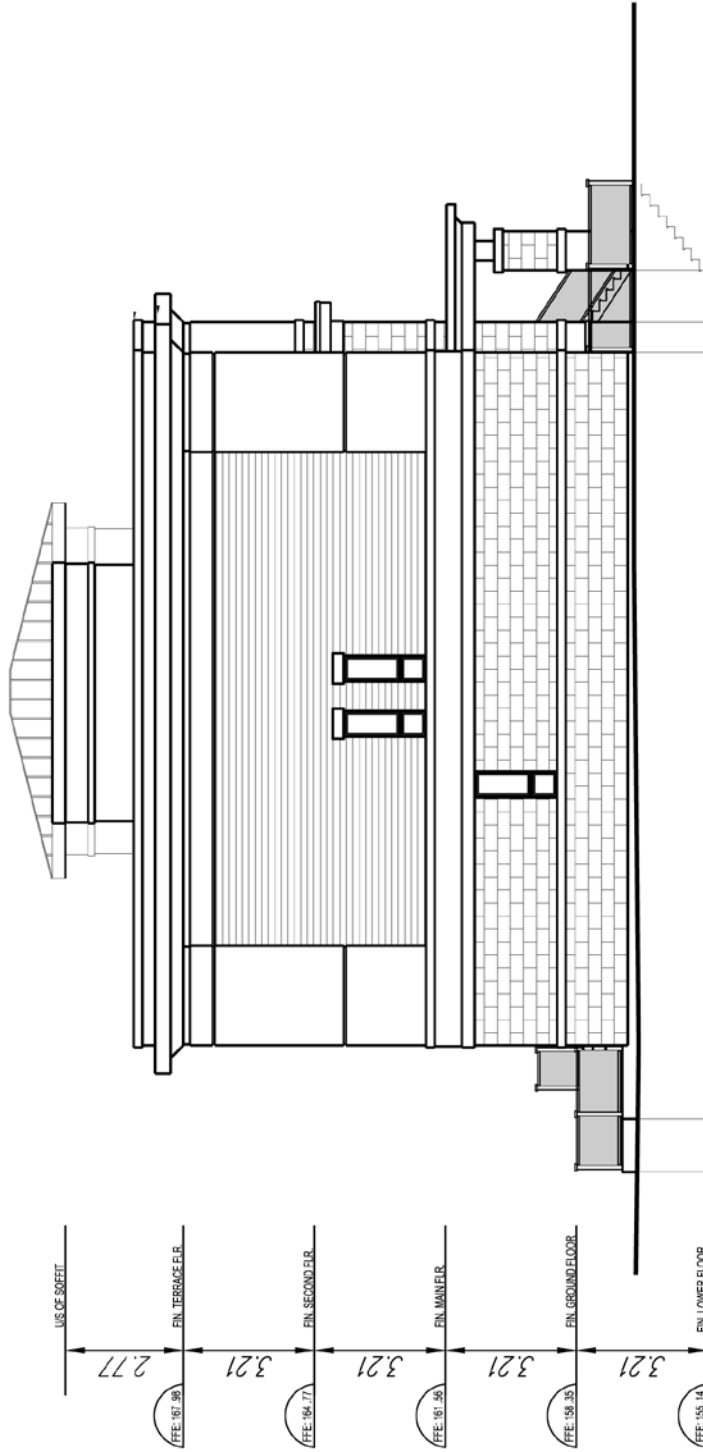
Typical Elevation - Exterior (4 storey building)

Applicant's Submitted Drawing

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File # 15 268779 WET 07 02

Attachment 6: Typical Elevation- Interior (4 storey building)



Block A - Interior Elevation

3002 - 3004 Islington Avenue

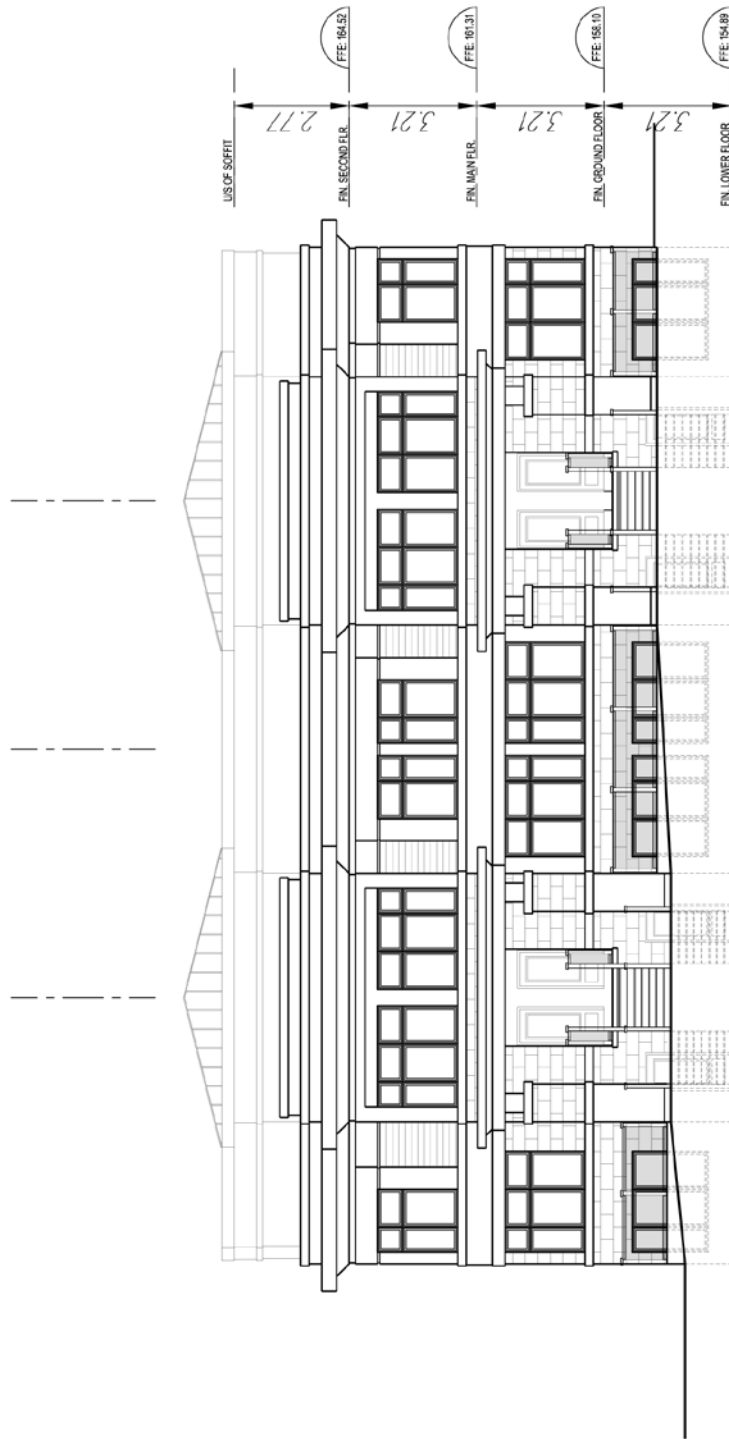
Typical Elevation - Interior (4 storey building)

Applicant's Submitted Drawing

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File # 15 268779 WET 07 02

Attachment 7: Typical Elevation- Front (3 storey building)



Block G - Front Elevation

3002 - 3004 Islington Avenue

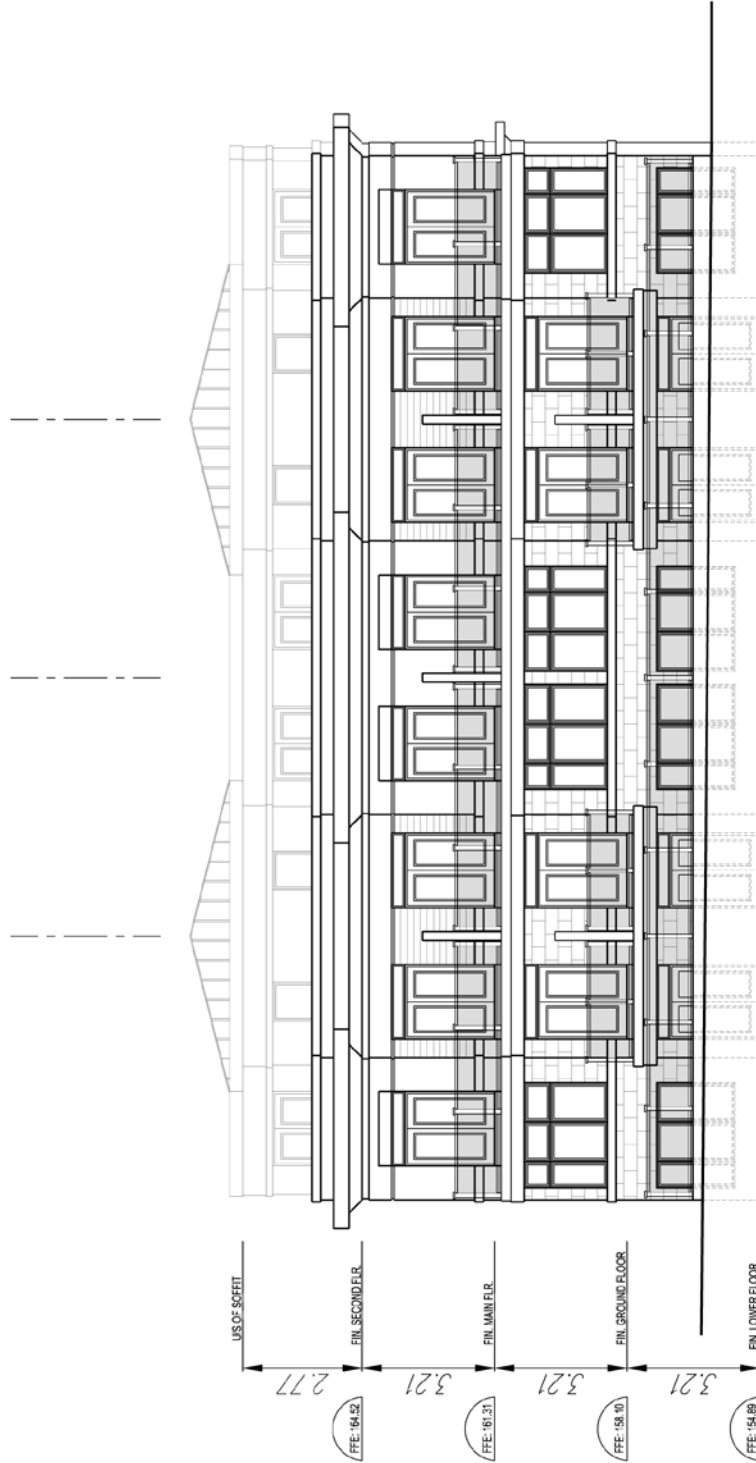
Typical Elevation - Front (3 storey building)

Applicant's Submitted Drawing

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File # 15 268779 WET 07 02

Attachment 8: Typical Elevation- Rear (3 storey building)



Block G - Rear Elevation

3002 - 3004 Islington Avenue

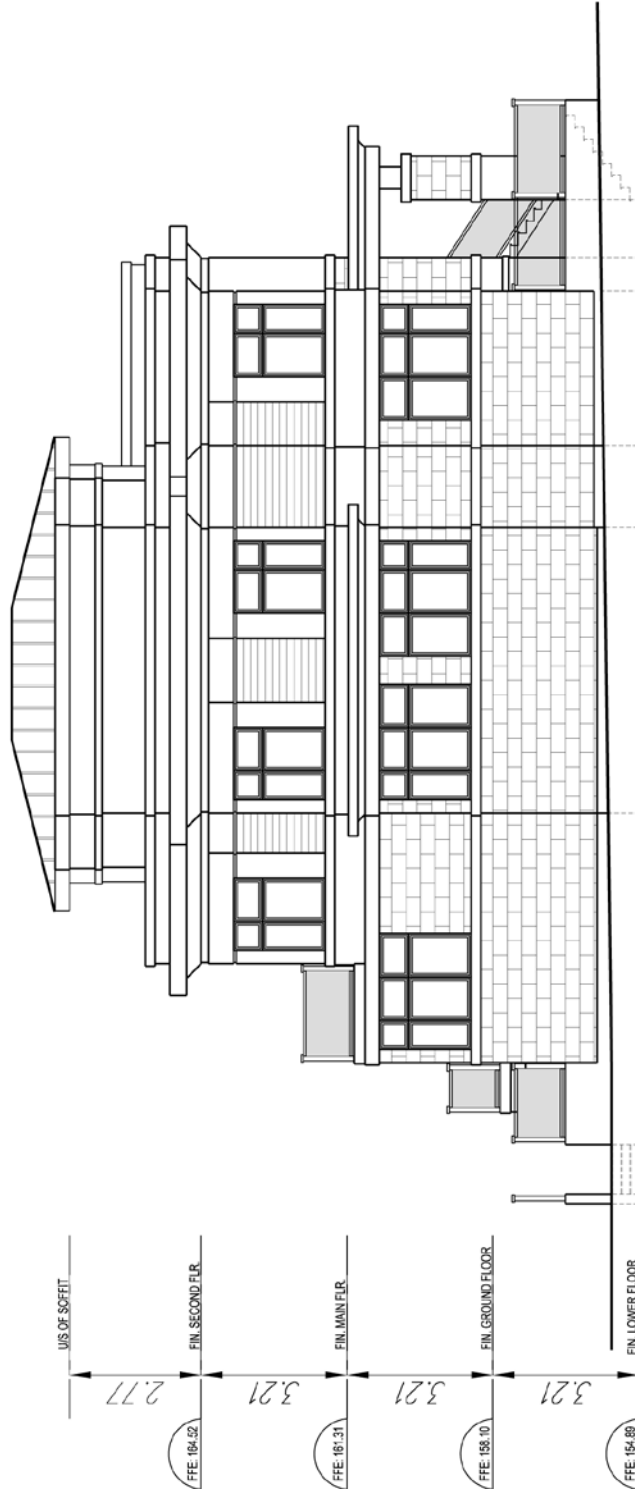
Typical Elevation - Rear (3 storey building)

Applicant's Submitted Drawing

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File # 15 268779 WET 07 0Z

Attachment 9: Typical Elevation- Exterior (3 storey building)



Block G - Exterior Elevation

3002 - 3004 Islington Avenue

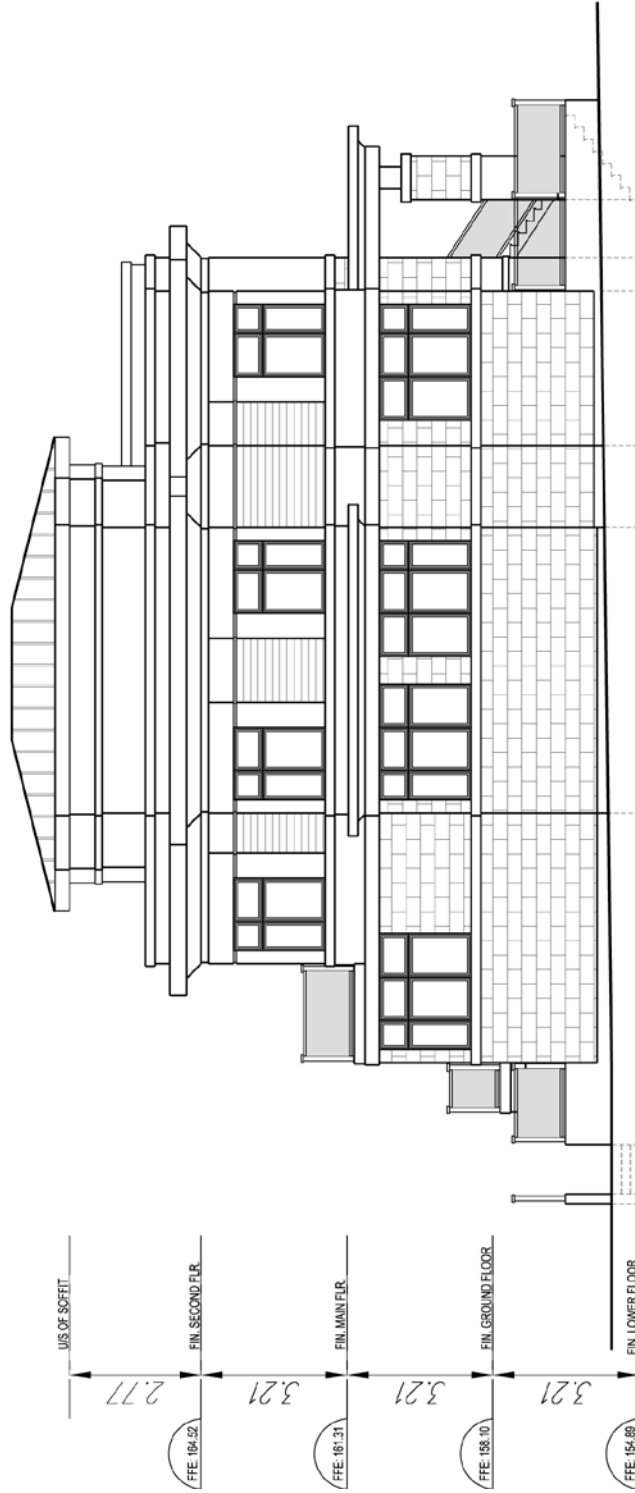
Typical Elevation - Exterior (3 storey building)

Applicant's Submitted Drawing

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File # 15 268779 WET 07 0Z

Attachment 10: Typical Elevation- Interior (3 storey building)



Block G - Exterior Elevation

3002 - 3004 Islington Avenue

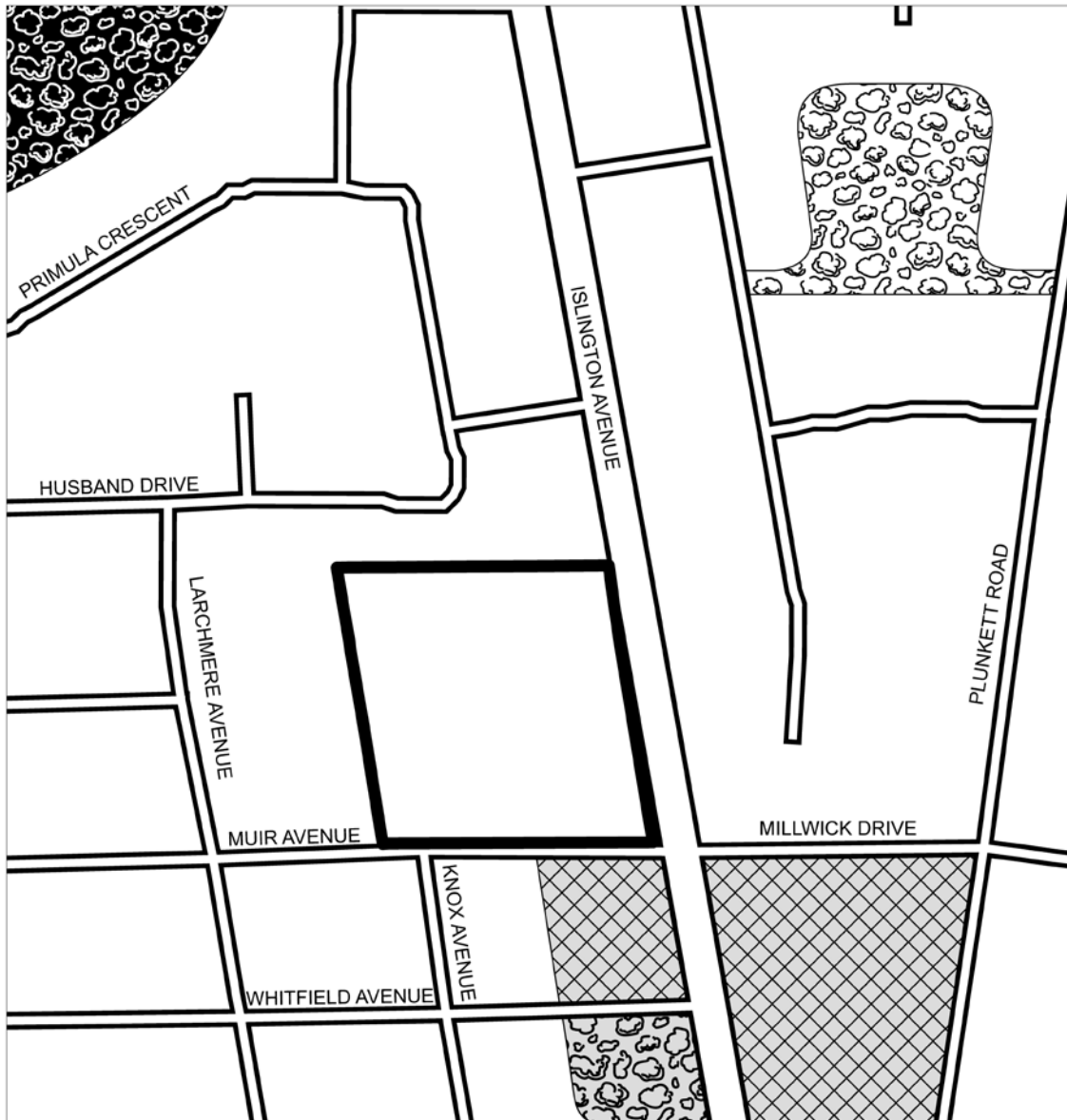
Typical Elevation - Exterior (3 storey building)

Applicant's Submitted Drawing

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File # 15 268779 WET 07 0Z

Attachment 11: Official Plan



TORONTO City Planning
Extract From Official Plan

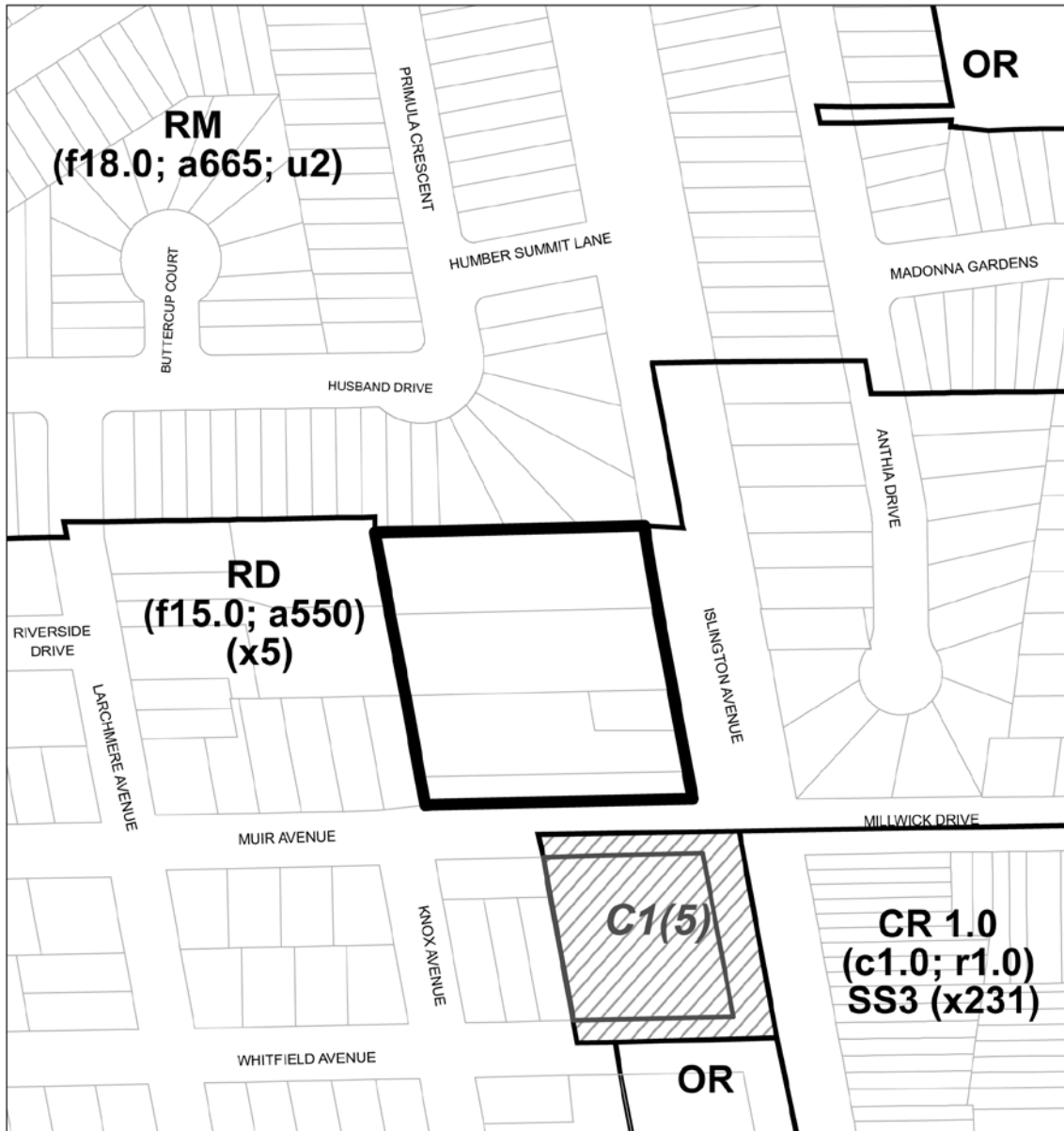
3002 - 3014 Islington Avenue

File # 15 268779 WET 07 02



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Attachment 12: Zoning



Zoning By-Law No. 569-2013

3002 - 3014 Islington Avenue

File # 15 268779 WET 07 02



Location of Application



See Former City of North York By-Law No. 7625
C1 General Commercial Zone

RD Residential Detached
RM Residential Multiple

CR Commercial Residential
OR Open Space Recreation



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Extracted: 01/11/2016

Attachment 13: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 268779 WET 07 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 23, 2015

Municipal Address: 3002-3014 ISLINGTON AVENUE
 Location Description: PLAN 2388 PT LOT 2 RP 64R6080 **GRID W0701
 Project Description: This application proposes an Official Plan and Zoning By-law Amendment to permit a stacked townhouse development with a total of 136 units at 3002-3014 Islington Avenue. Vehicular access to the property is proposed from a private road off Islington Avenue and Muir Avenue and a total of 165 parking spaces are proposed, largely underground.

Applicant:	Agent:	Architect:	Owner:
KLM PLANNING PARTNERS INC			CAL-MUIR DEVELOPMENTS INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	NA
Zoning:	RD	Historical Status:	NA
Height Limit (m):	10 metres	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	9798	Height:	Storeys:	4	
Frontage (m):	101		Metres:	17	
Depth (m):	96				
Total Ground Floor Area (sq. m):	3703				Total
Total Residential GFA (sq. m):	14663		Parking Spaces:	165	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	14663				
Lot Coverage Ratio (%):	37.8				
Floor Space Index:	1.5				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	14663	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	136	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	136			

CONTACT: PLANNER NAME: Gregory Byrne, Senior Planner
TELEPHONE: (416) 394-8238