

**1 Blue Goose Street - Zoning By-law Amendment  
Application - Preliminary Report**

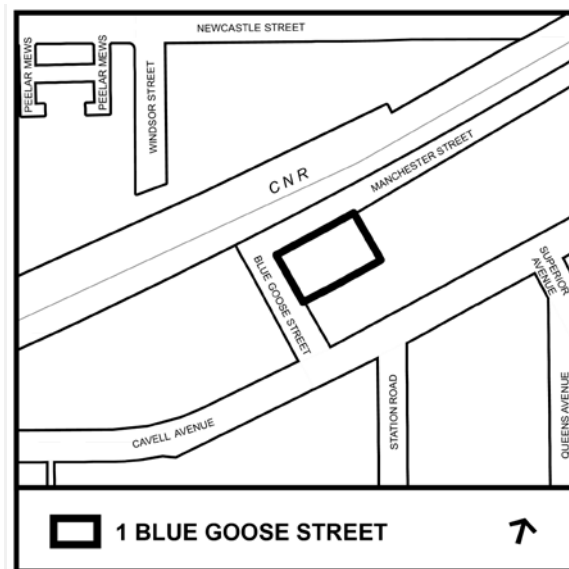
<b>Date:</b>	January 31, 2017
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Ward:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	16 270113 WET 06 OZ

**SUMMARY**

This application proposes to amend the former City of Etobicoke Zoning Code to permit commercial and residential development on the lands at 1 Blue Goose Street. The site is currently developed with a 3-storey mixed use building (The Blue Goose Tavern) consisting of a restaurant/tavern and 18 rental dwelling rooms. The proposal is to retain and restore this building which would include adding a fourth storey and an east side addition, a new micro-brewery (basement level), a renovated restaurant (ground level), and a total of 18 new rental dwelling units (second to fourth level) to replace the existing 18 affordable dwelling rooms.

In addition, the proposal includes an infill development of 2 single-detached dwellings, a pair of semi-detached dwellings and 9 townhouse units (4-storeys in height). Overall, the proposed development would contain 31 residential units (3,314 m<sup>2</sup> of gross floor area) and a total of 458 m<sup>2</sup> of non-residential gross floor area for a total density of 1.68 times the area of the lot. A total of 19 vehicular parking spaces are proposed.

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 first quarter of 2017.

A Final Report and statutory public meeting under the *Planning Act* is targeted for the fourth quarter of 2017. These targets assume the applicant will provide all required information in a timely manner.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 1 Blue Goose Street together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 m 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 Blue Goose Tavern was constructed in 1892 as the Windsor Hotel and was located adjacent to Mimico's Train Station. The original structure burned down in 1905 and was rebuilt and opened as The Windsor Public House in 1909. The property came under new ownership in 1958 and in 1971 The Windsor Public House was renamed The Blue Goose Tavern. It should be noted that Blue Goose Street was previously named Vincent Street.

At its meeting of November 15, 2016, Etobicoke York Community Council adopted the Ward Councillor's request to the Senior Manager of Heritage Preservation Services to research and evaluate the properties at 1 Blue Goose Street for potential inclusion on the City's Heritage Register and report to the Toronto Preservation Board and Etobicoke York Community Council. This decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY18.46>

## **Pre-Application Consultation**

A number of pre-application consultation meetings (on-site) and discussions were held with the applicant to review the proposal, provide preliminary feedback, discuss complete application submission requirements, as well as various issues related to the proposal.

Issues identified and discussed during these meetings included: the relationship between the existing tavern and the proposed residential dwellings; potential impacts (overlook) to the existing neighbourhood; site organization and layout; dwelling unit sizes; parking requirements; and servicing and location of landscaped open spaces.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to renovate an existing 3-storey mixed-use building (The Blue Goose Tavern) and to include an infill development of 13 residential dwelling units comprised of 5 building blocks at 1 Blue Goose Street. The proposed development would have a Floor Space Index of 1.68 times the area of the lot and a gross floor area of approximately 3,772 m<sup>2</sup> of which 458 m<sup>2</sup> would be for non-residential uses.

The proposal is to retain and restore the existing tavern by adding a fourth storey addition (measuring 33.3 m to the highest point of the mechanical roof) and constructing a 4-storey addition along the east side wall of the building to contain an enclosed staircase and mechanical penthouse. The application proposes a new micro-brewery within the basement area (210 m<sup>2</sup>) and a renovated restaurant/tavern on the ground level (214 m<sup>2</sup>) that would connect to a new outdoor patio area. In addition, a total of 18 new rental dwelling units are proposed on the second, third and fourth levels (569 m<sup>2</sup>) plus two office units on the second and third levels (34 m<sup>2</sup>). The proposed rental units would be comprised of 16 one-bedroom units and 2 one-bedroom plus den units and would range in size from 25 m<sup>2</sup> to 35 m<sup>2</sup>. A communal laundry facility would be located in the basement of the building. The proposal includes separate entryways for the commercial and residential uses fronting Manchester Street.

A proposed 4.5 m wide private driveway would connect Blue Goose Street to Manchester Street. This private one-way driveway would provide vehicular access to 6 surface parking spaces on the east side of the tavern (of which 1 parking space would be for car share) for the residents of the rental units. In addition, the application proposes 3 boulevard parking spaces on the west side of the tavern. A total of 5 bicycle parking spaces would also be provided on the site.

The proposed infill portion of the development would include two single-detached dwellings (Unit 1 and Unit 13), a pair of semi-detached dwellings (Units 11 and 12), and nine townhouse dwelling units (Units 2 to 5 and Units 6 to 10) comprised of 5 building blocks. The overall proposal includes 13 residential units that would be approximately 211 m<sup>2</sup> in size and all of which would contain 4 bedrooms. Each of the 5 building blocks would be 4-storeys in height measuring 13.6 m to the highest point of the roof with the basement level partially below grade. In addition, the residential units would also feature a 2-storey rear deck and a roof top terrace. The site layout is provided in the table below:

	Block 1	Block 2	Block 3	Block 4	Block 5
Single-Detached	Unit 1				Unit 13
Semi-Detached				Units 11 & 12	
Townhouse		Units 2 to 5	Units 6 to 10		

A proposed 4.5 m wide private lane would also connect Blue Goose Street to Manchester Street. This one-way lane would provide vehicular access to the integral garages at the rear of the grade related residential units. This proposed lane would be covered by the rear decks of these residential units.

Outdoor amenity space is proposed to be a combination of shared and private space and would be provided by means of soft and hard landscaping at-grade, on decks and on private roof top terraces. A public "pocket park" (41 m<sup>2</sup>) is proposed to be located on the south side of Manchester Street, adjacent to Unit 13.

Attachment 1: Site Plan illustrates the development concept for the site.

### Site and Surrounding Area

The subject site is located on the southeast corner of Manchester Street and Blue Goose Street and south of the CN/Metrolinx Rail corridor. This site is rectangular in shape, is approximately 0.22 ha (2,240 m<sup>2</sup>) in area, and has an approximate frontage of 36.8 m on Blue Goose Street and a depth of 60.3 m on Manchester Street.

The subject site is currently occupied by a 3-storey mixed use building (The Blue Goose Tavern and 18 occupied affordable dwelling rooms) with a surface parking lot containing a total of 44 vehicular parking spaces. The Blue Goose Tavern is a well known neighbourhood destination for food and drink, as well as live music. Numerous film and television productions have been filmed at this tavern.

Surrounding uses include:

North: Immediately to the north, across Manchester Street, is the CN rail corridor with the Mimico GO Station located to the north of this corridor. Further north is a relatively flat parcel of land that is currently occupied by a surface parking lot and gravel staging area for storage bins and containers for the development project 'On the GO Mimico' (315 and 327 Royal York Road), municipally known as 39 Newcastle Street.

South: Immediately to the south are single-detached and multi-unit dwellings (2-storeys in height). Further south are a mix of built forms including: walk-up apartments and single-detached dwellings (2-storeys in height) and a 3-storey apartment building. Also, a public park (Stanley Avenue Park) currently exists.

East: Immediately to the east are 1 to 2-storey semi-detached dwellings. Further east are 2-storey single-detached/semi-detached/townhouse dwellings, a public school (David Hornell Junior School) and a public park (Manchester Park).

West: Immediately to the west, across Blue Goose Street is a 7-storey mixed use building owned and operated by Toronto Community Housing Corporation, municipally known as 100 Cavell Avenue. South of this building is St. Leo's Catholic Church and Catholic School.

### **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 by the *Planning Act*, 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.

### **Federation of Canadian Municipalities - Rail Proximity Guidelines (FCM-RAC)**

The FCM-RAC Guidelines were issued in 2013 to provide a consistent approach to the design of buildings in proximity to rail corridors. The guidelines provide for standard mitigation measures of separation distance (300 metres for a rail yard and 30 metres for a main corridor) and safety features.

If standard measures cannot be achieved, a viability assessment must be prepared to evaluate any proposed development in terms of its potential for noise, vibration and safety hazard impact from adjacent rail infrastructure.

### **Official Plan**

The subject site is designated *Neighbourhoods* on Map 15 – Land Use Plan in the Official Plan. *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Townhouses are provided for in *Neighbourhoods*

and an amendment to the Official Plan is not required for the new dwellings.

### ***Neighbourhoods Policies***

The Official Plan states "that scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as an industry, institution, retail stores, a utility corridor, or are lots that were passed over in the first wave of urbanization. In converting these sites to residential uses, there is a genuine opportunity to add to the quality of Neighbourhood life by filling in the "gaps" and extending streets and paths. Due to the site configuration and orientation, it is often not possible or desirable to provide the same site standards and patterns of development in these infill projects as in the surrounding *Neighbourhood*. Special infill criteria are provided for dealing with the integration of new development for these sites, and for intensification on existing apartment sites in *Neighbourhoods*".

Policy 4.1.5 sets out development criteria in established *Neighbourhoods*, providing that development will respect and reinforce the existing physical character of the neighbourhood in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

Policy 4.1.9 sets out development criteria for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods*. These criteria require new development to:

- a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- c) front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- d) locate and screen service areas and garbage storage to minimize the impact on existing and new street and residences.

### **Healthy Neighbourhoods Policies**

The Healthy Neighbourhoods policies of the Official Plan provide guidance for development in *Neighbourhoods*. Policy 2.3.1.1 states that "*Neighbourhoods* and *Apartment Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* and *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas".

Policy 2.3.1.4 states that "the functioning of the local network of streets in *Neighbourhoods* and *Apartment Neighbourhoods* will be improved by, but not limited to:

- a) maintaining roads and sidewalks in a state of good repair;
- c) minimizing through traffic on local streets; and
- d) discouraging parking on local streets for non-residential purposes.

Policy 2.3.1.5 states that "environmental sustainability will be promoted in *Neighbourhoods* and *Apartment Neighbourhoods* by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency and programs for reducing waste and conserving water and energy".

### **Built Form Policies**

The development criteria identified in the Healthy Neighbourhoods policies are supplemented by additional development criteria in the Official Plan's Built Form policies.

The Built Form policies contained in Section 3.1.2 of the Official Plan provide direction on matters related to the site design and layout of buildings and on the location and organization of vehicle parking, vehicle access, service areas and utilities to minimize their impact on the property and on surrounding properties. Specifically, these policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New development will provide appropriate massing and transition in scale that will respect the character of the surrounding area and:

- be located and organized to fit with its existing and/or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;
- be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact on neighbouring streets, parks, open spaces and properties by:
  - a) massing new buildings to frame adjacent streets and open spaces in a manner that respects the existing and/or planned street proportion; and

- b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development; and
- c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan.
  - be massed to define edges of streets, parks and open spaces;
  - provide amenity for adjacent streets and open spaces for pedestrians; and
  - provide indoor and outdoor amenity space for residents.

### **Heritage Conservation Policies**

The Official Plan provides for the identification and evaluation of properties with potential heritage value to determine if their cultural heritage value is such that it should be included on the City's Heritage Register.

Policy 3.1.5.3 states that "heritage properties of cultural heritage value or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the *Ontario Heritage Act* and/or included on the Heritage Register". Policy 3.1.5.4 provides that "properties on the Heritage Register will be *conserved* and maintained consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as revised from time to time and as adopted by Council".

Policy 3.1.5.5 states that "proposed *alterations*, development, and/or public works on or *adjacent* to, a property on the Heritage Register will ensure that the *integrity* of the heritage property's cultural heritage values and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City". In addition, Policy 3.1.5.6 states that "the adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*".

Policy 3.1.5.23 states that "a Heritage Impact Assessment will evaluate the impact of a proposed *alteration* to a property on the Heritage Register, and/or to properties *adjacent* to a property on the Heritage Register, to the satisfaction of the City". In addition, Policy 3.1.5.26 provides that "new construction on, or *adjacent* to, a property on the Heritage Register will be designed to *conserve* the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it". Further, "where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the *conservation* of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged" (Policy 3.1.5.27).

Policy 3.1.5.29 provides that "heritage buildings and/or structures located on properties on the Heritage Register should be *conserved* in their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage



Register a heritage building may be relocated within its property or development site where:

- a) the heritage building or structure is not attached to or adjoining another building or structure;
- b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
- c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being *conserved* in its entirety and will not be demolished, disassembled and/or reconstructed;
- d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
- e) a Heritage Property Conservation Plan is submitted that demonstrates that the *removal* and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and
- f) these and any other related conditions are secured in a Heritage Easement Agreement prior to *removal* and relocation on site."

### **Housing Policies**

The Official Plan also contains housing policies that support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods, to meet the current and future needs of residents (Policy 3.2.1.1). In addition, Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental housing units which have affordable or mid-range rents will not be approved unless at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made and an acceptable Tenant Relocation and Assistance Plan is provided.

### **Official Plan Amendment No. 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 Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs and Housing approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

### **Zoning**

The former City of Etobicoke Zoning Code zones the subject lands as I.C1 (Class 1

Industrial). The I.C1 zone permits a range of business, manufacturing, medical, institutional, commercial/recreational facilities and retail sales. The existing tavern and the proposed residential uses are not permitted in the Class 1 Industrial Zone.

The Council-enacted City-wide harmonized Zoning By-law No. 569-2013 includes a number site specific exemptions. These site specific exceptions, which include the subject site, recognizes the existing (prevailing) zoning permissions under the former City of Etobicoke Zoning Code. Currently, Zoning By-law No. 569-2013 is under appeal to the Ontario Municipal Board.

### **Site Plan Control**

The property is subject to Site Plan Control. A Site Plan Control application for this proposal has yet to be submitted.

### **Urban Design Guidelines for Infill Townhouses**

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

[http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/)

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for City Council consideration and adoption, City staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of development applications.

The Urban Design Guidelines for Infill Townhouses and the draft Townhouse and Low-Rise Apartment Guidelines will be considered in the evaluation of the application.

### **Heritage Conservation**

At its meeting of November 15, 2016, Etobicoke York Community Council adopted the Ward Councillor's request to the Senior Manager of Heritage Preservation Services to

research and evaluate the properties at 1 Blue Goose Street for potential inclusion on the City's Heritage Register and report to the Toronto Preservation Board and Etobicoke York Community Council. This decision can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY18.46>

Heritage Preservation Services staff have received the request to research and evaluate the property and are currently reviewing the submission for redevelopment.

### **Mimico GO Station Expansion**

Metrolinx is currently spending approximately \$50 million to upgrade the Mimico GO Station on the Lakeshore West line. Upgrades include: repairing, extending and widening the existing north and south train platforms to accommodate 12-car GO Trains; improvements and upgrades to station accessibility to meet the Ontarians with Disabilities Act (AODA) requirements; reconfiguring and upgrading existing parking areas; creating a new station access from Newcastle Street; and adding a new south station entrance via a pedestrian tunnel that connects Manchester Street with the station. This Mimico GO Station project is part of Metrolinx's on-going infrastructure improvement plans across the entire GO Transit network in preparation for future two-way, all-day 15-minute GO Train service on most of its lines.

### **Archaeological Assessment**

The site is within the City's Interim Screening Areas for Archaeological Potential. A Stage 1 and 2 Archaeological Assessment Report has been submitted, and is currently under review by Heritage Preservation Services staff.

### **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. A Tree Planting and Protection Review was submitted with the application and is currently under review by City staff. The Tree Planting and Protection Review has identified approximately 9 private trees, of which 8 would be removed and 1 would be injured. In addition, there are 2 City-owned trees that would be affected by this proposed development. The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the review of the application.

### **Reasons for the Application**

Amendments to the former City of Etobicoke Zoning Code are required to permit the proposed mixed use development as it relates to both the existing building and the proposed new residential uses. Amendments to the applicable performance standards are also required to facilitate the proposed development such as maximum building height, density and setbacks. Other areas of non-compliance may be identified through the review of the application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale Report
- Stage 1 and 2 Archaeological Assessment
- Tree Planting and Protection Review
- Functional Servicing Report
- Stormwater Management Report
- Soil Investigation
- Hydrogeological Study
- Parking, Loading and Traffic Assessment
- Noise Feasibility Study
- Toronto Green Standard (TGS) Checklist

A Notification of Complete Application was issued on January 12, 2017.

### **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:

- Conformity with Official Plan policies (built form) and applicable provincial legislation;
- Compatibility and fit with the existing and the planned physical character of the area;
- Conformity with the City's Urban Design Guidelines for Infill Townhouses and the draft Townhouse and Low-Rise Apartment Guidelines;
- Desirability of the proposed mixed use development and the evaluation and resolution of the site layout and organization;
- Building/block design including the height and scale of the proposed residential development and associated impacts;
- Provision of appropriate buildings setbacks and transition to adjacent properties and separation distances between the existing building and proposed buildings to ensure appropriate privacy, while minimizing overlook onto adjacent properties;
- Ensuring sufficient setbacks to the front, side and rear lot lines, particularly for the townhouse blocks located on the east and south lot lines;
- Site circulation, loading and garbage storage and collection;
- Adequacy, appropriateness and location of the proposed outdoor amenity spaces and landscaped areas;
- Ensuring sufficient servicing infrastructure is available to support the proposed development;

- Review of the Parking, Loading and Traffic Assessment to determine any impacts including appropriate parking standards;
- Evaluate opportunities to develop an appropriate tenant relocation and assistance plan for affected tenants and securing the new units as affordable;
- Assessment of noise and vibration impacts and required mitigation measures; and
- Heritage value of the existing building municipally known as 1 Blue Goose Street and its review by Heritage Preservation Services staff.

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.

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

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

Attachment 1: Site Plan

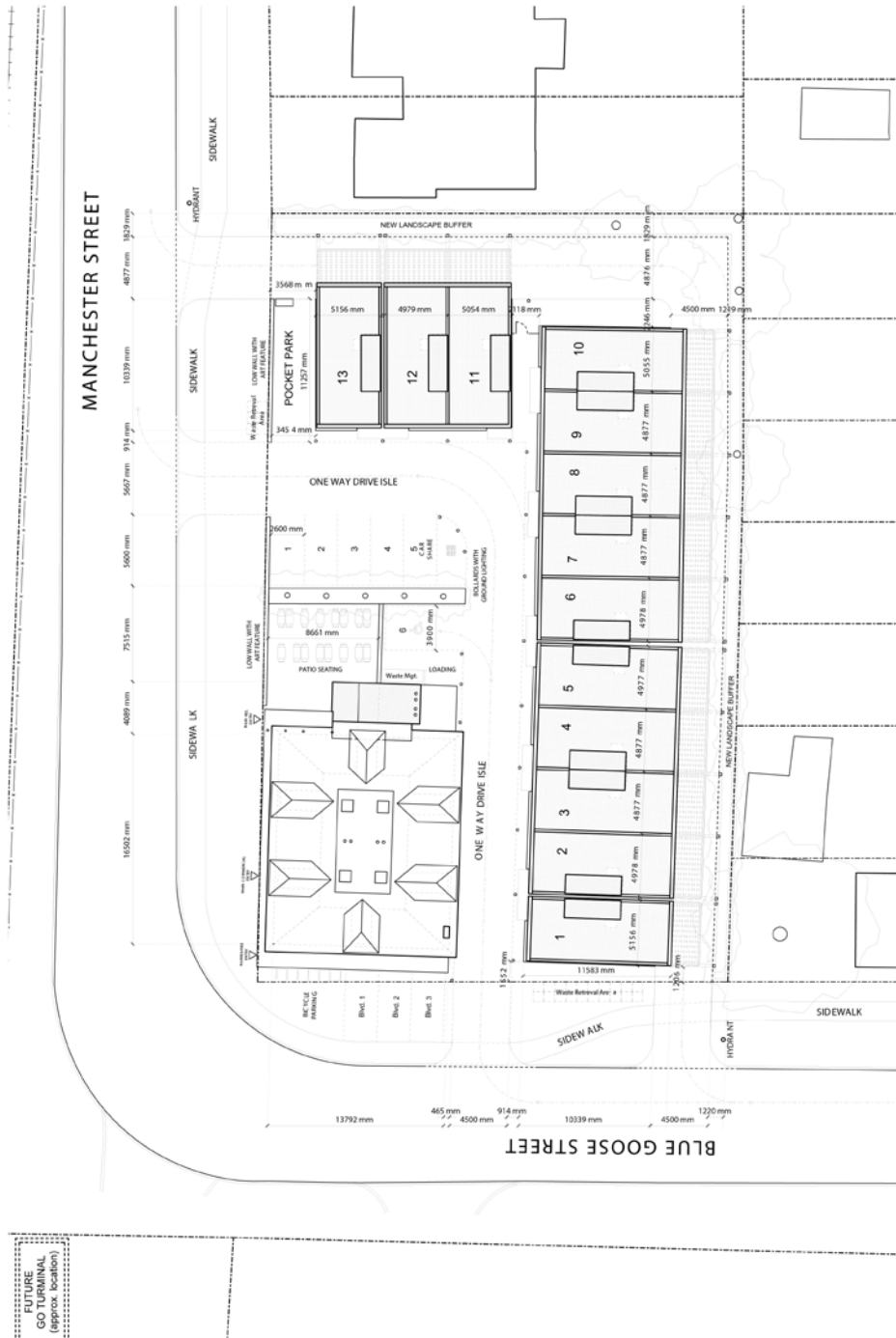
Attachment 2: Elevations (The Blue Goose Tavern)

Attachment 3: Elevations (Singles/Semis/Townhouses)

Attachment 4: Zoning (Former City of Etobicoke Zoning Code)

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan

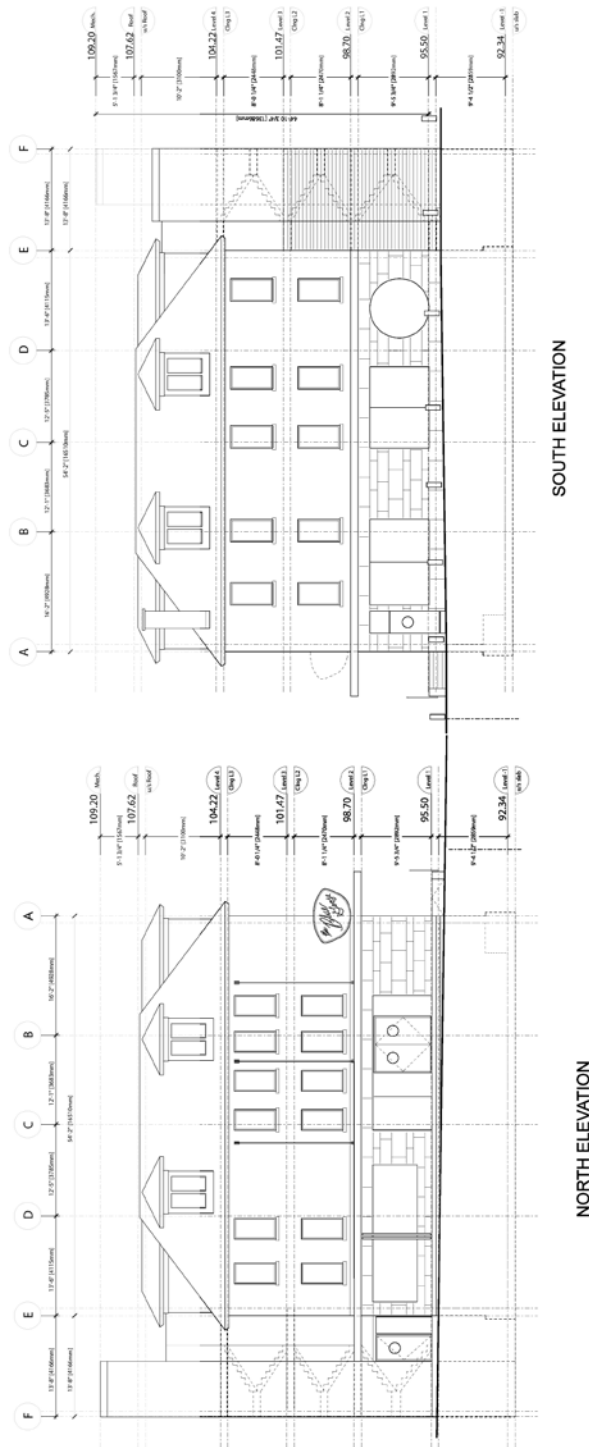


1 Blue Goose Street

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/20/17

File # 16 270113 WET 06 0Z

**Attachment 2: Elevations (The Blue Goose Tavern)**



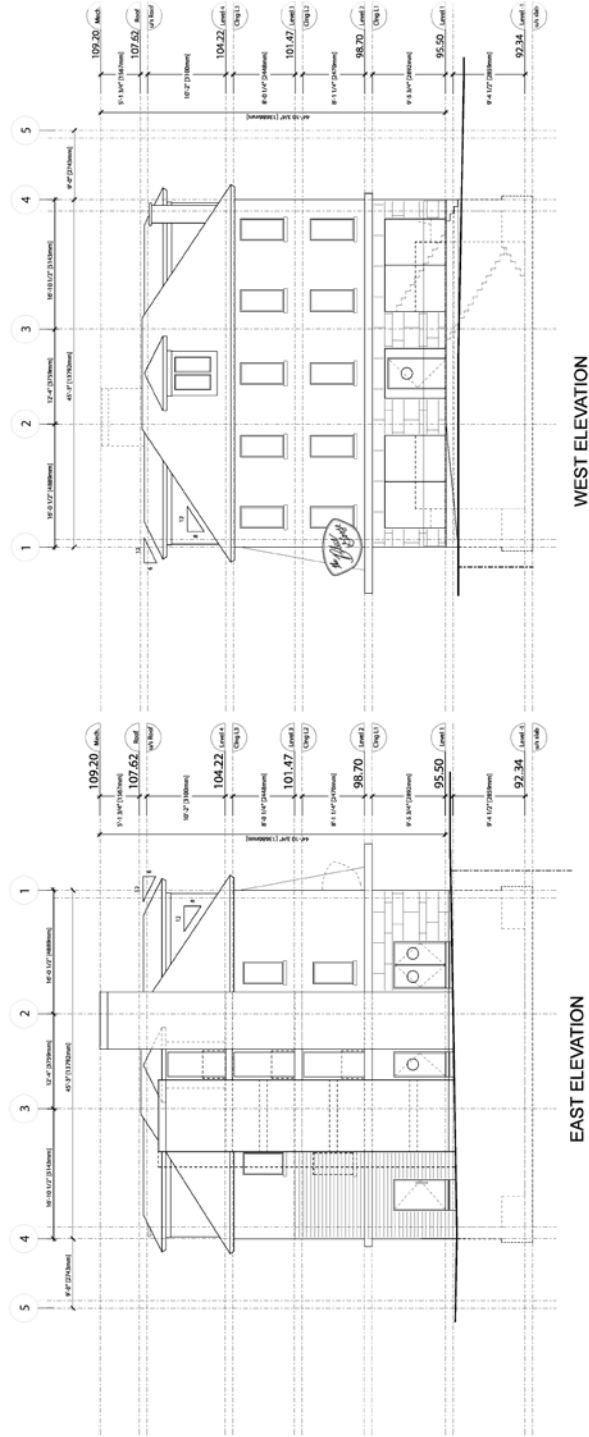
**1 Blue Goose Street**

**North and South Elevations - The Blue Goose Tavern**

Applicant's Submitted Drawing

Not to Scale  
01/2017

File # 16 270113 WET 06 0Z



**1 Blue Goose Street**

**East and West Elevations - The Blue Goose Tavern**

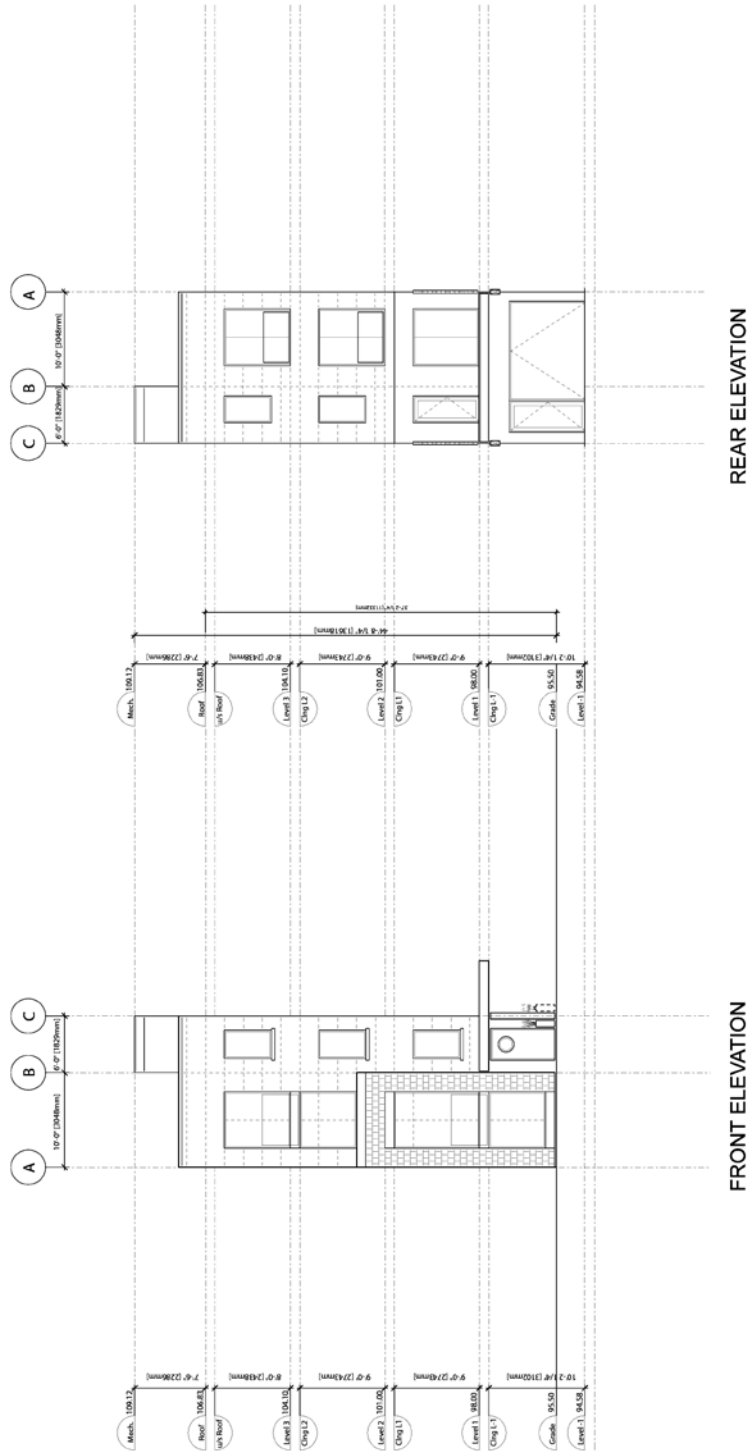
Applicant's Submitted Drawing

Not to Scale  
01/20/17

File # 16 270113 WET 06 02



**Attachment 3: Elevations (Singles/Semis/Townhouses)**



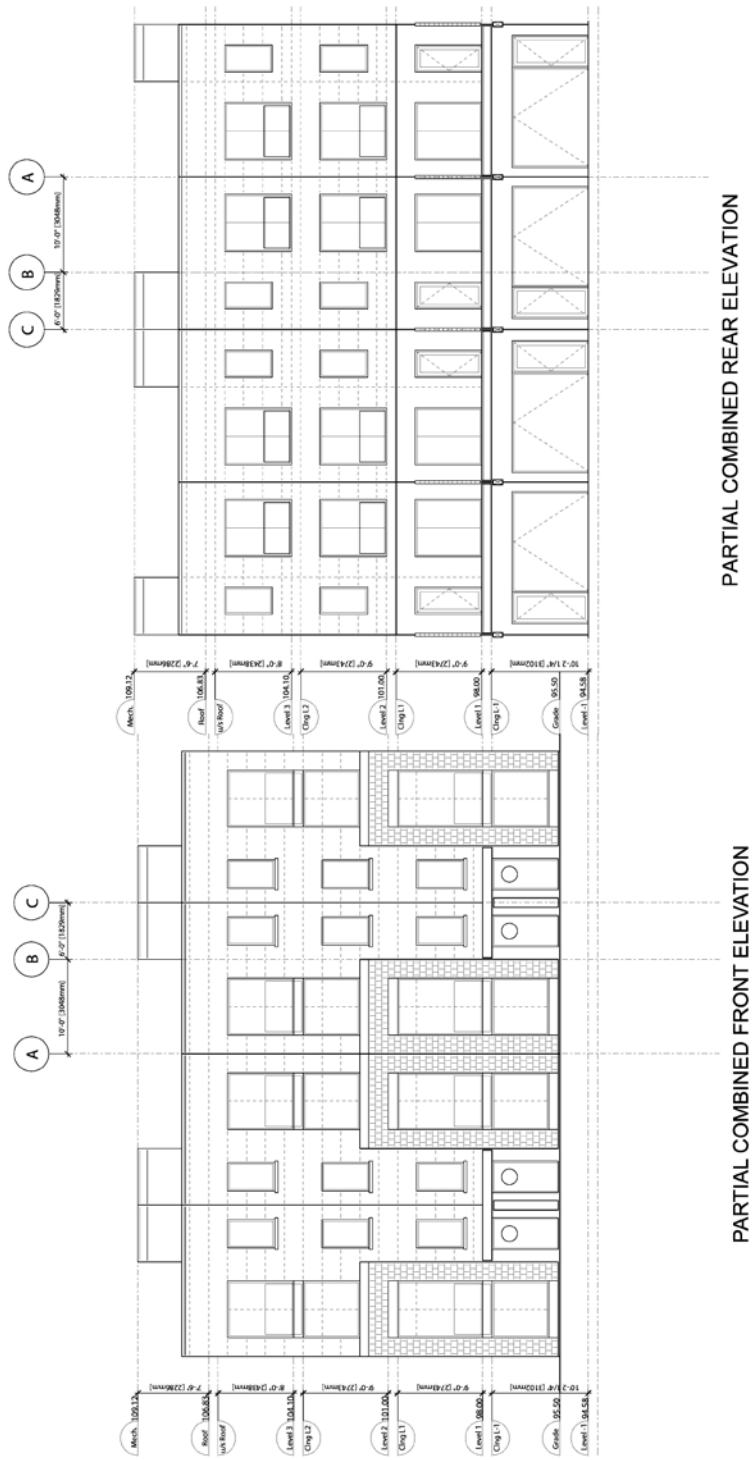
**1 Blue Goose Street**

**Front and Rear Elevations - Residences**

Applicant's Submitted Drawing

Not to Scale  
01/20/17

File # 16 270113 WET 06 0Z



1 Blue Goose Street

Front and Rear Partial Combined Elevations - Residences

Applicant's Submitted Drawing

Not to Scale  
01/20/17

File # 16 270113 WET 06 02

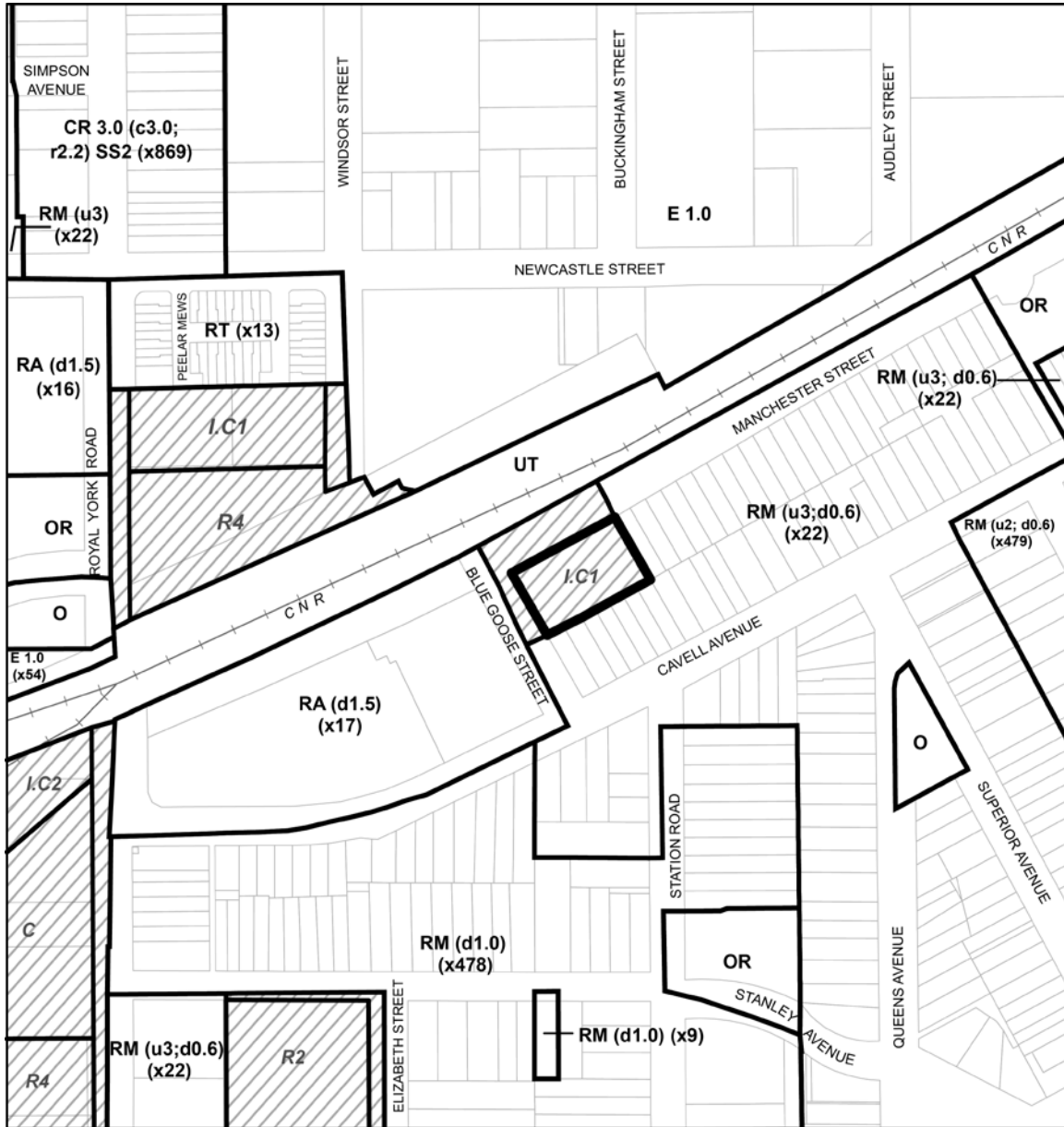


**Typical Side Elevation - Residences**  
 Applicant's Submitted Drawing  
 Not to Scale  
 01/20/17

**1 Blue Goose Street**

File # 16 270113 WET 06 02

## Attachment 4: Zoning (Former City of Etobicoke Zoning Code)



### Zoning

**1 Blue Goose Street**

File # 16 270113 WET 06 0Z

Location of Application

See Former City of Etobicoke By-Law No. 11,737

- |                                  |                                      |
|----------------------------------|--------------------------------------|
| <b>RT</b> Residential Townhouse  | <b>E</b> Employment Industrial       |
| <b>RM</b> Residential Multiple   | <b>O</b> Open Space                  |
| <b>RA</b> Residential Apartment  | <b>OR</b> Open Space Recreation      |
| <b>CR</b> Commercial Residential | <b>UT</b> Utility and Transportation |

- |   |
|---|
| <b>R4</b> Fourth Density Residential Zone             |
| <b>I.C1</b> Class 1 Industrial Zone                   |
| See Former City of Etobicoke (Mimico) By-Law No. 1930 |
| <b>R2</b> Residential Single & Duplex                 |
| <b>R4</b> Residential Multiple                        |
| <b>C</b> Commercial                                   |

- |                                     |
|-------------------------------------|
| <b>I.C1</b> Class 1 Industrial Zone |
| <b>I.C2</b> Class 2 Industrial Zone |

Not to Scale  
Extracted: 01/23/2017



## Attachment 5: Application Data Sheet

Application Type:	Zoning By-law Amendment	Application Number:	16 270113 WET 06 OZ
Details:	Rezoning, Standard	Application Date:	December 22, 2016

Municipal Address: 1 BLUE GOOSE STREET  
 Location Description: PLAN M68 LOTS 150 TO 152 \*\*GRID W0607

Project Description: This application proposes to amend the former City of Etobicoke Zoning Code to permit commercial and residential development on the lands at 1 Blue Goose Street. The proposal is to retain and restore this building which would include adding a fourth storey and an east side addition, a new micro-brewery (basement level), a renovated restaurant (ground level), and a total of 18 new rental dwelling units (second to fourth level). In addition, the proposal includes an infill development of 2 single-detached dwellings, a pair of semi-detached dwellings and 9 townhouse units (4-storeys in height).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC.	BOUSFIELDS INC.	THOMAS PAYNE ARCHITECT	1 BLUE GOOSE DEVELOPMENTS INC.

### PLANNING CONTROLS

Official Plan Designation:	<i>Neighbourhoods</i>	Site Specific Provision:
Zoning:	I.C1	Historical Status:
Height Limit (m):		Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq. m):	2,240	Height:	Storeys:	4
Frontage (m):	36.8		Metres:	13.6 and 33.3
Depth (m):	60.3			
Total Ground Floor Area (sq. m):	919.95			<b>Total</b>
Total Residential GFA (sq. m):	3,314		Parking Spaces:	19
Total Non-Residential GFA (sq. m):	458		Loading Docks	1
Total GFA (sq. m):	3,772			
Lot Coverage Ratio (%):	41.1			
Floor Space Index:	1.68			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	3,314	0
Bachelor:	0	Retail GFA (sq. m):	458	0
1 Bedroom:	18	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	13	Institutional/Other GFA (sq. m):	0	0
Total Units:	31			

**CONTACT:      PLANNER NAME:      Sabrina Salatino, Planner (416) 394-8025**

