

1124, 1128 and 1130 Islington Avenue – Official Plan and Zoning By-law Amendment Application – Final Report

Date: May 18, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 5 – Etobicoke-Lakeshore

Planning Application Number: 16 268406 WET 05 OZ

SUMMARY

This application proposes to amend the Official Plan, former City of Etobicoke Zoning Code and City-wide Toronto Zoning By-law No. 569-2013 to permit twelve 4-storey townhouse units in a single block fronting Islington Avenue and a 3-storey semi-detached dwelling fronting Chauncey Avenue at 1124, 1128 and 1130 Islington Avenue.

The proposed development is consistent with the Provincial Policy Statement (PPS) (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

The proposal addresses the Official Plan Healthy Neighbourhoods, Built Form, and *Neighbourhoods* policies, the City of Toronto Urban Design Guidelines for Infill Townhouses and the City of Toronto Townhouse and Low-Rise Apartment Guidelines.

This report reviews and recommends approval of the application to amend the Official Plan and applicable Zoning By-laws as the proposal is appropriate for the site and compatible with the surrounding area.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan for the lands at 1124, 1128 and 1130 Islington Avenue substantially in accordance with the Draft Official Plan Amendment attached as Attachment No. 6 to this report.
2. City Council amend the former City of Etobicoke Zoning Code for the lands at 1124, 1128 and 1130 Islington Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 7 to this report.
3. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 1124, 1128 and 1130 Islington Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 8 to this report.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Official Plan and Zoning By-law Amendments as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

A pre-application meeting was held on December 7, 2016. The application was submitted on December 19, 2016 and deemed complete on February 7, 2017. A Preliminary Report on the applications was adopted by Etobicoke York Community Council on May 2, 2017, authorizing staff to conduct a community consultation meeting with a 250 metre expanded notification area.

The Preliminary Report can be viewed at the following link:

<https://www.toronto.ca/legdocs/mmis/2017/ey/bgrd/backgroundfile-102722.pdf>

ISSUE BACKGROUND

Proposal

The application proposes to amend the Official Plan and applicable Zoning By-laws to permit twelve 4-storey townhouses fronting Islington Avenue and two 3-storey semi-detached units fronting Chauncey Avenue.

The application proposes twelve 4-storey townhouses that would be 12.8 m in height to the top of the flat roof and a 3-storey semi-detached dwelling that would

be 10.23 m in height to the top of the flat roof. A total of 14 units are proposed, all of which would contain three bedrooms. The proposal would contain a total residential gross floor area of 2,791 m², representing a floor space index of 1.11 times the area of the lot (see Attachment 1: Figure 1: Application Data Sheet).

The proposed setback of the twelve 4-storey townhouse units would range between 4 m and 5 m moving from south to north along Islington Avenue. There would be a varied north side yard setback of 1.2 m to 1.4 m moving from west to east on site. The semi-detached units would have front yard setbacks of 4.1 m and 4.5 m. The western most semi-detached unit would have a side yard setback that varies from 1.2 m to 1.3 m from the property line of the adjacent single-detached dwelling to the west.

Access to rear garages for the proposed townhouses, semi-detached units and surface visitor parking spaces is provided from a 6 m driveway comprised of a 3.7 m paved driveway and 2 m flush paver sidewalk that is accessible from Chauncey Avenue. A total of 34 vehicular parking spaces are proposed consisting of 30 resident parking spaces and 4 visitor parking spaces located at the rear of the property. Each townhouse unit would have a rear at-grade garage with 2 vehicular parking spaces. Ten of the proposed townhomes would contain 2 parking spaces which would be tandem. Each semi-detached unit would have a rear double-car garage. One of the semi-detached units would have 2 additional parking spaces for a total of 4 spaces. Two short term bicycle spaces are provided at the southeast corner of the amenity area.

The application proposes a 390.7 m² outdoor amenity space at the northwest corner of the site with a proposed outdoor play area. All proposed townhouse and semi-detached units would also contain a balcony at the front and rear of the unit located on the top floor (located on the 4th floor of the townhouse units and 3rd floor of the semi-detached units).

Additionally, a 2.1 m public sidewalk would be provided along Islington Avenue and Chauncey Avenue as well as a row of trees along the property line and an additional row of trees along the boulevard fronting Islington Avenue. A 0.7 m road widening would also be provided along Islington Avenue and would be secured through the site plan process.

Site and Surrounding Area

The subject site is an L-shaped and relatively flat 2,525 m² property, with 38.7 m frontage on Chauncey Avenue and a 57.1 m lot depth along Islington Avenue. There are 3 single-detached houses on the site, ranging from 1.5 to 2 storeys in height. The three houses are proposed to be demolished.

Surrounding land uses include:

North: Single-detached houses, ranging from 1.5 to 2 storeys, and a 4-storey townhouse development north of Bering Avenue.

South: Single-detached houses (1 to 3 storeys) fronting Chauncey Avenue, with a parkette and 4-storey townhouses beyond.

East: Single-detached houses (1 and 3 storeys) on the east side of Islington Avenue.

West: Single-detached houses (1 and 2 storeys), and low-rise industrial buildings further west on Chauncey Avenue.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter

shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans".

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its Official Plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of the staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

The lands at 1124, 1128 and 1130 Islington Avenue are designated *Neighbourhoods* on Map 15 – Land Use Plan, in the Toronto Official Plan (see Attachment 3: Figure 3: Official Plan Land Use Map).

This application has been reviewed against the policies of the City of Toronto Official Plan, City of Toronto Urban Design Guidelines for Infill Townhouses and the City of Toronto Townhouse and Low-Rise Apartment Guidelines as follows:

Chapter 2 - Shaping the City

The Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan state that *Neighbourhoods* are considered to be physically stable areas and that development within *Neighbourhoods* will respect and reinforce the existing

physical character of buildings, streetscapes and open space patterns in these areas.

Chapter 3 - Building a Successful City

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.

Policy 3.1.2.3 states that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will 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 way that respects the existing and/or planned street proportion;
- 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;
- c) Creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan;
- d) Providing for adequate light and privacy;
- e) Adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- f) Minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

Chapter 4 – Land Use Designations

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*. Development in *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character by respecting and reinforcing the general physical patterns in the neighbourhood.

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.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support City Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhood* sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found here: www.toronto.ca/OPreview/neighbourhoods

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 to improve the compatibility of new developments located adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects of new development such as amenity and service areas, lighting and parking.

The outcome of the staff analysis and review of relevant Official Plan policies and designation and the City of Toronto Townhouse and Low-Rise Apartment Guidelines are summarized in the Comments section of this report.

Zoning

The lands are zoned R2 in the former City of Etobicoke Zoning Code (see Attachment 4: Figure 4: Former City of Etobicoke Zoning Code Map). The R2 zone permits single-family detached dwellings. The R2 zone also permits group homes, an office use within a single family dwelling, a private home daycare, day nurseries and nursery schools, schools, places of worship, municipal, provincial or federal government buildings, fire halls, community centres, parks, playgrounds and accessory structures. Semi-detached dwellings and townhouses are not permitted in this zone therefore, there are no zoning regulations governing them.

The lands are zoned Residential Detached (RD) in City-wide Zoning By-law No. 569-2013 (see Attachment 5: Figure 5: City of Toronto Zoning By-law No. 569-2013) with requirements for a minimum lot frontage of 13.5 m, a minimum lot area of 510 m², a maximum density of 0.45 times the area of the lot and a maximum height of 9.5 m. The Residential Detached zone permits residential uses only in the single-detached house building type. The zone also permits a narrow range of non-residential uses, such as daycare facilities and public facilities.

Design Guidelines

Urban Design Guidelines for Infill Townhouses

The City of Toronto Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and adjacent properties and integrating new development into existing neighbourhoods. The Guidelines provide a framework for site design and built form to achieve liveable spaces with an appropriate scale and form of development by detailing how new development should be organized to fit within the existing context and minimize local impacts. The Guidelines also speak to the important role of streetscapes in improving the quality and safety of the public street experience for pedestrians, cyclists and motorists. They can be viewed at:

<https://web.toronto.ca/city-government/planning-development/official-plan-guidelines/designguidelines/infill-townhouses/>.

Townhouse and Low-Rise Apartment Guidelines

A comprehensive update of the Townhouse Guidelines is underway. Updated Townhouse and Low-Rise Apartment Guidelines further clarify and expand upon the City Council approved 2006 Guidelines to reflect a broader range of multi-dwelling development up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines is here:

<https://www.toronto.ca/wp-content/uploads/2018/01/964c-townhouse-low-rise-guidelines-02-2017.pdf>.

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

Site Plan Control

The proposed development is subject to Site Plan Control. A Site Plan application for this development was submitted on September 8, 2017 and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment application.

Reasons for Application

An Official Plan Amendment is required to permit the proposed townhouse and semi-detached built form within the *Neighbourhoods* designation as there are similar types of built form in the vicinity but not located within the block. An amendment to the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law No. 569-2013 is required to permit the townhouse and semi-detached built form, increased density and proposed heights, front yard, side yard and rear yard setbacks for the townhouse and semi-detached units.

Application Submission

The following reports/studies were submitted in support of the application:

- Transportation Operations Review
- Downstream Sanitary Sewer Analysis
- Geohydrology Assessment
- Functional Servicing Report
- Geotechnical Study
- Construction Management Plan
- Arborist Report
- Energy Efficiency Report
- Planning Rationale
- Sun/Shadow Study

The reports/studies can be viewed at the following link:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4081911&isCofASearch=false&isTlabSearch=false>

Agency Circulation

The application, together with the applicable reports noted above, were circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan Amendments and Zoning By-law standards.

Community Consultation

A Community Consultation Meeting was held on June 15, 2017. In attendance at the meeting were approximately 16 members of the public, City staff, the applicant's team and the Ward Councillor. Several concerns were raised by residents with regards to:

- Incremental traffic impact, particularly at the intersection of Chauncey Avenue and Islington Avenue, and a desire for an additional traffic light in this location or at an adjacent street.
- Building height and impacts on views between existing houses and impacts on privacy for upper floor windows across the street.
- Building design, specifically the lack of breaks in the townhouse block ("wall of homes").
- Chauncey Avenue streetscape issues with regards to parking, sidewalks, lighting, existing ditch/swales and garbage pick-up.
- Insufficient amount of visitor parking proposed on site.
- Number of units should be reduced, to 6 single or semi-detached homes on Islington Avenue, or 10 townhouses with a break in the block. Some attendees wanted to see 2 single-detached dwellings on Chauncey Avenue. Some attendees thought lots should be wider than 14 feet.
- Front yard depth at Bering Townhouses (1144 Islington) is too shallow, should provide for increased front yard setbacks on the subject lands.
- Proposed development is too suburban, there is a need for a different design.
- A minority of residents voiced support for the development as transit-oriented, sensitive density.
- Noise concerns related to the construction of the proposed development.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of this report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as follows.

The PPS (2014) requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, livable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which effectively use land, resources, infrastructure and public services, and support the use of public transit.

In planning to achieve the minimum intensification and density targets in the PPS and Growth Plan, municipalities are directed by Policy 4.7 of the PPS which states that Official Plans shall identify provincial interests and set out appropriate land use designations and policies to direct development in suitable places. This is echoed in Policy 5.2.5.6 of the Growth Plan which states that municipalities are to develop and implement urban design and site design Official Plan policies and other supporting documents that direct the development of a high quality public realm and compact built form. The City has implemented this requirement through the adoption of a number of Official Plan policies and design guidelines including Healthy Neighbourhoods, Built Form and *Neighbourhoods* policies, City of Toronto Urban Design Guidelines for Infill Townhouses and the City of Toronto Townhouse and Low-Rise Apartment Guidelines.

The Growth Plan (2017) also contains policies related to setting minimum intensification targets throughout delineated built-up areas (Section 2.2.2.4). The proposed development conforms with Section 2.2.2.4.b) of the Growth Plan as it represents an appropriate scale of development for the surrounding area and appropriately transitions to adjacent properties. Further, the proposed development conforms with Section 5.2.4.5.b) requiring the type and scale of development to be contextually appropriate.

The application for the proposed twelve 4-storey townhouses and two 3-storey semi-detached units is not entirely consistent with the Official Plan's policies for

Neighbourhoods as well as policies within the Healthy Neighbourhoods and Built Form sections of the plan. While the proposal is consistent with Official Plan Policies relating to the pattern of development within the block, with low rise buildings along street frontages and landscaped open space interior to the block, the proposed building type is not consistent with the prevailing building type within the block. City Planning staff support the Official Plan Amendment in this case due to the large number of townhouses within the *Neighbourhood* between the *Employment Lands* and Islington Avenue. Therefore, the proposal is generally consistent with the PPS (2014) and conforms (and does not conflict) with the Growth Plan for the Greater Golden Horseshoe (2017).

Land Use

This application has been reviewed against the Official Plan policies and planning studies described in the Issue Background section of this report as well as the policies of the Toronto Official Plan as a whole.

The site is designated *Neighbourhoods* within the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings which include townhouses.

The site is adjacent to single-detached dwellings to the north, west and across Islington Avenue to the east. However, there are several townhouse developments located one block north, one block south as well as northwest of the proposed development.

The proposed development has been reviewed against Policy 4.1.5 which speaks to development within established *Neighbourhoods*. The proposed development meets these policies as the pattern of streets and blocks remains unchanged and the front and rear yard setbacks proposed are similar to nearby single-detached dwellings found within the block and area.

Given the existing and planned context for the subject property and the surrounding area, the proposed built form and land use is consistent with the Healthy Neighbourhoods, Built Form and *Neighbourhoods* policies in the Official Plan except for the prevailing building type for which an Official Plan Amendment is requested and deemed appropriate as the proposed development is compatible with other developments within the surrounding area.

Site Organization and Built Form

Policy 1 of Section 3.1.2 Built Form, of the Official Plan, Built Form, states that new development will be located and organized to fit within its existing and/or planned context. Furthermore, development will frame and support adjacent

streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:

- a) Generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give prominence to the corner; and
- b) Locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk.

Section 3.1.2.2 of the Plan also requires that access to, and the location of, parking should minimize the impact on the surrounding properties and improve the safety and attractiveness of adjacent streets.

The proposed twelve townhouse units would front onto Islington Avenue and the semi-detached units would front onto Chauncey Avenue. The orientation of the built form on site complements the existing pattern of development surrounding the site by continuing to frame the public streets as per the existing lot and development pattern.

At the northeastern edge of the property, a pair of proposed townhouse units would have a side yard setback to the north that varies from 1.2 m to 1.4 m and a front yard setback of 5 m to transition to the adjacent single-detached dwelling to the north which has a deeper front yard than most other dwellings on the block. The west side yard setback of the semi-detached unit would vary from 1.2 m to 1.3 m to align with the setback of the single-detached home to the west.

The parking would be accessed through a driveway from Chauncey Avenue to minimize traffic impacts on Islington Avenue.

In the northwest corner of the site, the application proposes 390.7 m² of outdoor amenity space. This meets the requirement for outdoor amenity space for the proposed development as it maintains the pattern of landscaped open space in the interior of the block and is therefore satisfactory to Planning staff.

Planning staff are satisfied with the proposed site organization and built form as it relates to the location of buildings, amenity space and vehicular access and parking on site.

Density, Height and Massing

The proposal would have a density of 1.11 times the area of the lot. This density is similar to that of other townhouse developments within the area such as the townhouse development at 1144 Islington Avenue that was approved at a density

of 1.44 times the area of the lot and the townhouse development at 1100 Islington Avenue that was approved at a density of 1.0 times the area of the lot.

The Built Form policies in Section 3.1.2 of the Official Plan provide guidance with regards to appropriate heights for new development. Policy 3 in this section states that new development will be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context to limit its impacts on neighbouring streets, parks, open spaces and properties.

The proposed height of the townhouse units would be 12.8 m and 4-storeys and the height of the semi-detached dwelling units would be 10.2 m and 3-storeys. The townhouses would also stepback 1.5 m from the 3rd to 4th storey.

The existing context surrounding the site includes single-detached dwellings of 1 and 2-storeys and townhouses of 4-storeys fronting on Islington Avenue.

The proposed heights are comparable to other townhouse dwellings located within the *Neighbourhood* and surrounding area and do not impose negative impacts on the surrounding *Neighbourhood* through overlook and shadow.

The proposed townhouses and semi-detached units are also similarly massed to other single-detached dwellings and townhouses in the *Neighbourhood* and surrounding area.

Planning staff have reviewed and evaluated the proposal for consistency with Official Plan Policies and the City of Toronto Urban Design Guidelines for Infill Townhouses and City of Toronto Townhouse and Low-Rise Apartment Guidelines. Staff are of the opinion that the proposed development has been massed and designed to generally fit the existing physical character of the *Neighbourhood* as well as the planned context, as required by the Official Plan.

Sun and Shadow

A Sun/Shadow Study, dated December 2017, indicates the proposed twelve 4-storey townhouses would cast a shadow over the sidewalk on the adjacent side of Islington Avenue from 4:12 p.m. onward during the spring and fall equinoxes. The proposed townhouses would cast a limited shadow on the side and front yards and side windows of the adjacent property to the north from 9:12 a.m. to 1:12 p.m. Staff have reviewed the submitted Sun/Shadow Study and are satisfied with its findings as the proposed development proposes no shadows from 10 a.m. to 4:18 p.m. and limited shadows from 4:18 p.m. to 5:00 p.m. on the opposite side of Islington Avenue and minimal shadow on the *Neighbourhoods* designation to the north during the spring and fall equinoxes.

The submitted Sun/Shadow Study can be found at the following link:
<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4081911&isCofASearch=false&isTlabSearch=false>

Road Widening

To satisfy the Official Plan requirement of a 27 m right-of-way for this segment of Islington Avenue, a 0.7 m road widening dedication along the Islington Avenue frontage of the subject site is required and is proposed to be conveyed to the City through the concurrent Site Plan Control application.

Streetscape

The Townhouse and Low-Rise Apartment Guidelines state that a high-quality, sustainable streetscape and landscape between the building and adjacent streets, parks and open space should be provided. This includes, as per Policy 5.1.1(a), organizing and coordinating streetscape and landscape elements to support a functional, safe, and comfortable pedestrian environment. Furthermore, Policy 5.1.2 (b) states that new development should provide high-quality landscaping throughout the site to soften and screen services areas, reinforce circulation routes, create pleasant pedestrian conditions and maximize shade and stormwater benefits.

The proposed front yard setbacks add to the further integration of the new development as they echo the front yard setbacks of the existing homes being demolished and most of the single-detached dwellings on the block face, though not the very deep front yard setback of the home immediately to the north of the site.

Staff are satisfied with the proposed setbacks, sidewalk widths, landscaping and tree planting on site. Further streetscape details will be examined and secured through the Site Plan Control review process.

Site Plan

This proposal is subject to Site Plan Control. An application for Site Plan Control approval was submitted on August 25, 2017 and is being reviewed concurrently with the Official Plan and Zoning By-law Amendment application. Outstanding issues include a revised hydro pole location on Chauncey Avenue, a green roof/cool roof strategy to meet Toronto Green Standard Tier 1 requirements, landscape cost estimate, landscaping, fencing and revisions to the Energy Efficiency Report.

The submitted Energy Efficiency Report can be found at the following link:
<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4081911&isCofASearch=false&isTlabSearch=false>

Servicing

The applicant submitted a Geohydrology Assessment, Functional Servicing Report and Downstream Sanitary Sewer Analysis in support of the application to amend the Official Plan and applicable Zoning By-laws. Engineering and Construction Services staff have reviewed the studies and are satisfied with the information presented in these documents.

The submitted Downstream Sanitary Sewer Analysis, Geohydrology Assessment, Functional Servicing Report, Geotechnical Study and Construction Management Plan can be found at the following link:
<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4081911&isCofASearch=false&isTlabSearch=false>

Traffic Impact, Access, Parking and Loading

At the Community Consultation Meeting, residents expressed concerns with incremental traffic impact, particularly at the intersection of Chauncey Avenue and Islington Avenue and the desire for an additional traffic light in this location or at an adjacent street.

A Transportation Operations Review dated December 2016, was prepared and submitted by the applicant to assess the transportation implications of the proposed development. In addition, a Transportation Review Update letter, dated September 6, 2017, was provided to update the parking supply. The Transportation Operations Review provided an assessment of the functional design and site access, the proposed parking on-site and waste collection provision. No road improvements were recommended by the consultant to accommodate development traffic volumes. Transportation Services staff are satisfied with the conclusions of the Transportation Operations Review and Transportation Review Update letter.

As per the submitted Transportation Operation Review and Site Plan, vehicular access for the proposed development would be provided from Chauncey Avenue. The proposed driveway access would be 6 m in width which is comprised of a 3.7 m asphalt driveway and a flush 2 m paver sidewalk to accommodate two-way traffic. The location of the entrance driveway and its intended access arrangement is acceptable to Transportation Services staff.

A total of 14 parking spaces are required. According to the current proposal, 34 parking spaces would be provided on-site, consisting of 30 residential spaces and 4 visitor spaces.

According to the revised drawings, a total of 28 residential parking spaces are proposed to be provided and accommodated within private garages. An additional 4 parking spaces are proposed for visitor parking and will be located at the end of the proposed private driveway which includes one accessible space.

As per City of Toronto Zoning By-law No. 569-2013, no loading spaces are required for proposed developments under 30 units. The proposal recommends that residential waste be stored within the parking garage and residents will be responsible for transferring garbage, recycling and organics to designated areas for curbside pickup along Islington Avenue and Chauncey Avenue.

Transportation Services staff are satisfied with the proposed waste collection operation.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provision across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The application seeks approval of twelve four-storey townhouse units and two semi-detached dwelling units replacing three existing single-detached dwellings with 2,791 m² of residential gross floor area comprising a total of fourteen units. In accordance with Chapter 415, Article III of the Toronto Municipal Code, the residential nature of this proposal is subject to a 10% parkland dedication.

Should the application be approved, the applicant would be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu. The value of the cash-in-lieu of parkland dedication would be appraised by Real Estate Services staff. Payment would be required prior to the issuance of the first above grade building permit.

The site is approximately 75 m away from Fairfield Park, which contains two shuffleboard courts, a splash pad, a children's playground and open green space. Fairfield Park is approximately 2.7 hectares in size.

Tree Preservation

The 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's Tree Inventory and Preservation Plan and Arborist Report indicate the application proposes to preserve 1 City-owned tree and to remove 8 protected private trees.

Should the application be approved, the applicant would be required to submit a tree planting deposit to ensure the planting and survival of 7 new City trees. In addition, the applicant would be required to either plant 24 new trees or provide cash-in-lieu in replacement of the 8 private trees proposed for removal. These matters would be secured through the Site Plan Control review process.

The submitted Arborist Report can be found at the following link:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4081911&isCofASearch=false&isTlabSearch=false>

School Capacity

The Toronto District School Board (TDSB) has indicated there may be insufficient space at the local schools to accommodate students anticipated from the proposed development and others in the area. The TDSB has also indicated that the status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from the proposed development would not displace existing students at local schools. Alternative arrangements would be identified consistent with optimizing enrolment levels at the TDSB schools outside this area until space in local schools becomes available.

The Toronto Catholic District School Board (TCDSB) was also circulated the application but did not provide any comments with regards to capacity issues.

Toronto Green Standard

City Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for Tier 1 development features secured through the Zoning By-law Amendment process include: Automobile Infrastructure, Cycling Infrastructure, Storage and Collection of Recycling and Organic Waste. Additional Tier 1 performance measures will be secured through the Site Plan Control review process.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017) and the Toronto Official Plan.

Staff are of the opinion that the proposal is generally consistent with the PPS (2014) and does not conflict with the Growth Plan (2017). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to Chapter 2 Shaping the City, *Healthy Neighbourhoods Policy* 2.3.1.1, Chapter 3 Building a Successful City, *Built Form*, Section 3.1.2.3 and Chapter 4, *Neighbourhoods Policy* 4.1.5, while requiring an Official Plan Amendment to permit townhouses on site.

Staff worked with the applicant and the community to address and resolve the following key concerns: an insufficient amount of visitor parking, insufficient front yard setbacks, design and façade treatment, streetscape and landscaping requirements and minimization of built form and shadow impacts. Staff recommend that City Council approve the subject application.

CONTACT

Vanessa Covello, Senior Planner, Tel. No. 416-395-7104, Fax No. 416-394-6063
E-mail: Vanessa.Covello@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Figure 1: Application Data Sheet

Attachment 2: Figure 2: Location Map

Attachment 3: Figure 3: Official Plan Land Use Map

Attachment 4: Figure 4: Former City of Etobicoke Zoning Code Map

Attachment 5: Figure 5: City of Toronto Zoning By-law No. 569-2013

Attachment 6: Draft Official Plan Amendment

Attachment 7: Draft Zoning By-law Amendment (Former City of Etobicoke Zoning Code)

Attachment 8: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

Attachment 9: Figure 6: Site Plan

Attachment 10: Figure 7: Townhouse Elevations

Attachment 11: Figure 8: Semi-Detached Elevations

Attachment 1: Figure 1: Application Data Sheet

Municipal Address: 1124, 1128 and 1130 Islington Avenue **Date Received:** December 19, 2016

Application Number: 16 268406 WET 05 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposal for 12 four storey townhouse units (Block 1) oriented to Islington Avenue and two semi - detached dwellings (Block 2) oriented to Chauncey Avenue.

Applicant	Agent	Architect	Owner
Design Plan Services 900 The East Mall Toronto, ON M9B 6K2			Islington Chauncey Residences Corp. 10 Wanless Avenue, Suite 201 Toronto, ON M4N 1V6

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R2/RD	Heritage Designation: N
Height Limit (m):	9.5	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,525 Frontage (m): 39 Depth (m): 57

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,008	1,008
Residential GFA (sq m):			2,791	2,791
Non-Residential GFA (sq m):				
Total GFA (sq m):			2,791	2,791
Height - Storeys:			4	
Height - Metres:			12.8	
Lot Coverage Ratio (%): 39				
			Floor Space Index: 1.11	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,791	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:			14	14
Condominium:				
Other:				
Total Units:			14	14

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					14 (100%)
Total Units:					14

Parking and Loading

Parking Spaces: 34	Bicycle Parking Spaces:2	Loading Docks:0
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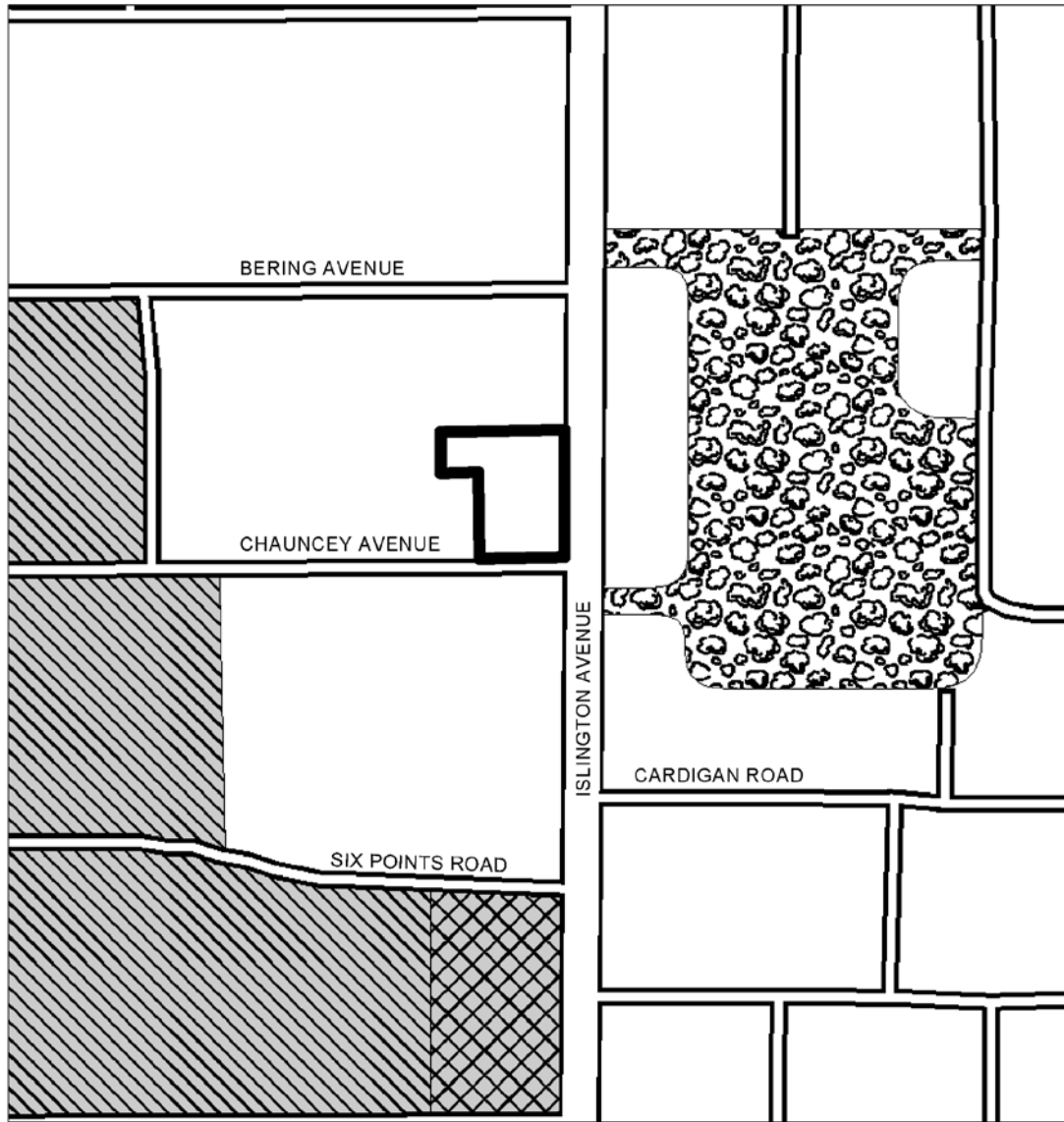
CONTACT:

Vanessa Covello, Senior Planner
416-395-7104
Vanessa.Covello@toronto.ca

Attachment 2: Figure 2: Location Map



Attachment 3: Figure 3: Official Plan Land Use Map



TORONTO City Planning
 Extract from Official Plan

1124, 1128 and 1130 Slingson Avenue

File # 16 268406 WET 05 02

- | | | |
|---|--|--|
|  Site Location |  Parks & Open Space Areas |  Employment Areas |
|  Neighbourhoods |  Parks | |
|  Mixed Use Areas | | |


 Not to Scale
 03/27/2017


Attachment 4: Figure 4: Former City of Etobicoke Zoning Code Map



1124, 1128 and 1130 Islington Avenue

Former Etobicoke Zoning By-Law No. 11,737

File # 16 268406 WET 05 02

 Location of Application

- R2 Second Density Residential Zone
- R4G Fourth Density Group Residential Zone
- OS Open Space



Not to Scale
Extracted: 05/14/2018

Attachment 5: Figure 5: City of Toronto Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 0Z



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse

E Employment Industrial
O Open Space
OR Open Space Recreation



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

R4G Fourth Density Group Residential Zone
I.C1 Class 1 Industrial Zone



Not to Scale
Extracted: 03/27/2017

Attachment 6: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2017, as
1124, 1128 and 1130 Islington Avenue**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 414 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

ULLI S. WATKISS,
City Clerk

(Seal of the City)

MODIFICATION NO. ~ TO THE OFFICIAL PLAN

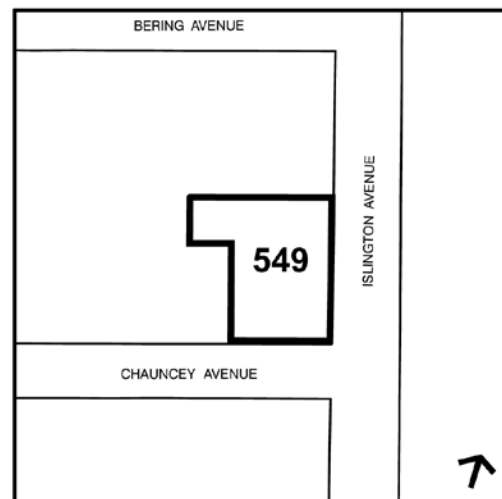
LANDS MUNICIPALLY KNOWN IN THE YEAR 20~ AS
1124, 1128 and 1130 Islington Avenue

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 549 for lands known municipally in 2017 as 1124, 1128 and 1130 Islington Avenue, as follows:

549. 1124, 1128 and 1130 Islington Avenue

12 townhouse units and 2 semi-detached dwelling units are permitted.



2. Chapter 7, Maps 25 and 26, Site and Area Specific Policies, are revised to add the lands known municipally in 2017 as 1124, 1128 and 1130 Islington Avenue shown on the map above as Site and Area Specific Policy No. 549.

**Attachment 7: Draft Zoning By-law Amendment
(Former City of Etobicoke Zoning Code)**

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. --20~

**To amend ~ the Etobicoke Zoning Code ~, as amended,
With respect to the lands municipally known as,
1124, 1128 and 1130 Islington Avenue**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That notwithstanding Chapters 320-39, 320-40, 320-41, 320-42, 320-44, of the Etobicoke Zoning Code, the following development standards shall apply to the Lands described in Schedule 'A' attached hereto and marked with the zone symbol "R4G-XXXX".

Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.

2. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the following definitions will apply;

"Lands" shall mean the Lands described in Schedule 'A' attached hereto;

3. Permitted Uses

- (a) No buildings or structures shall be erected or used on the Lands with a Zone Symbol "R4G-XXXX", except for the following uses:

- i. Townhouse dwellings;

ii. Semi-detached dwellings;

iii. Nothing in this By-law shall prevent the use of the **Lands** for a temporary sales office or temporary sales structure for the purpose of marketing and sales related to the uses permitted on the property, within the building on the same **Lands**. There shall be no development standards for a temporary sales office or structure.

4. Minimum/Maximum Height

(a) The maximum height is restricted to 4 storeys and a total of 12.95 metres from average grade;

5. Setbacks

(a) Sideyard setbacks for Townhouses:

i. Minimum side yard setback (north): 1.20 metres

ii. Minimum front yard setback (Islington Avenue): 3.30 metres

iii. Minimum rear yard setback (west): 18.0 metres

iv. Minimum side yard setback (south): 1.3 metres

(b) Semi-detached dwellings:

i. Minimum side yard setback (west): 1.20 metres

ii. Minimum front yard setback (Chauncey Avenue): 4.00 metres

iii. Minimum rear yard setback (north): 36.0 metres

iv. Minimum side yard setback (east): 25.0 metres

(c) Garages (semi-detached dwellings):

i. Minimum side yard setback (west): 0.25 metres

ii. Minimum rear yard setback (north): 17.5 metres

iii. Minimum front yard setback (south): 25.0 metres

iv. Minimum side yard setback (east): 25.0 metres

6. Gross Floor Area

(a) The maximum gross floor area, as defined herein, permitted on the Lands with a Zone Symbol "R4G-XXXX" shall be 2,815 square metres.

7. Parking and Loading Requirements

(a) A total of 34 spaces are required on site of which include:

- i. 30 residential spaces (including 14 tandem spaces).
- ii. 4 visitor parking spaces (including one accessible space).

8. Maximum Lot Coverage

(a) The maximum lot coverage (including detached garages) shall be 44%.

9. Minimum Landscaped Area

(a) The minimum soft landscaped area shall be 39%.

10. Notwithstanding section 320-39, two buildings as shown on Schedule C, consisting of 12 townhouses in Block A and 2 semi-detached dwellings on Block B are permitted.

11. Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.

12. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXXX-201_ _____, 201_	Lands located on the west side of Islington Avenue and the north side of Chauncey Avenue, known as 1124, 1128 and 1130 Islington Avenue	To permit 12 residential townhouse units and 2 residential semi-detached units

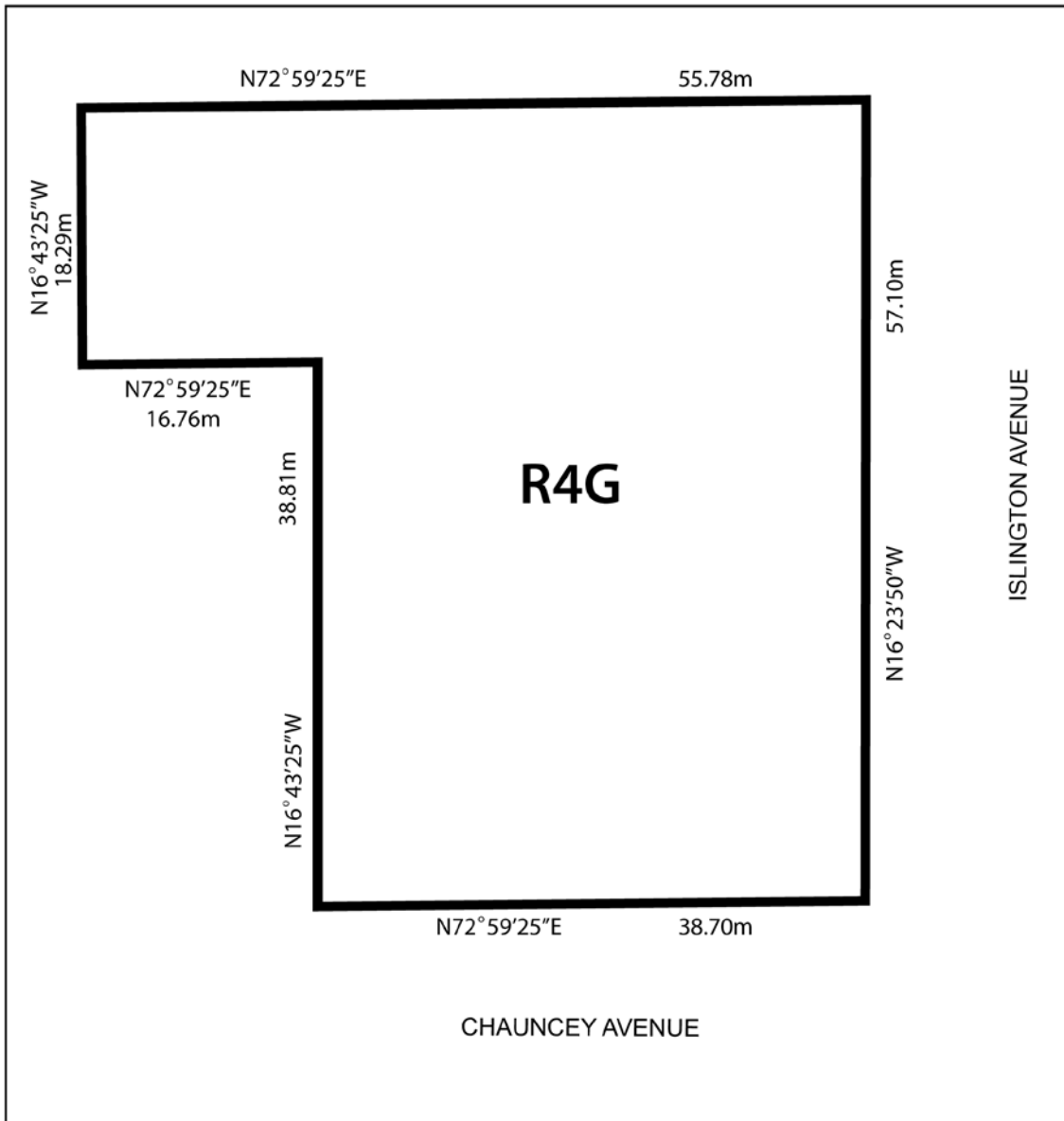
ENACTED AND PASSED this _____ day of _____, AD. 201__

Mayor

City Clerk

John Tory

Ulli S. Watkiss

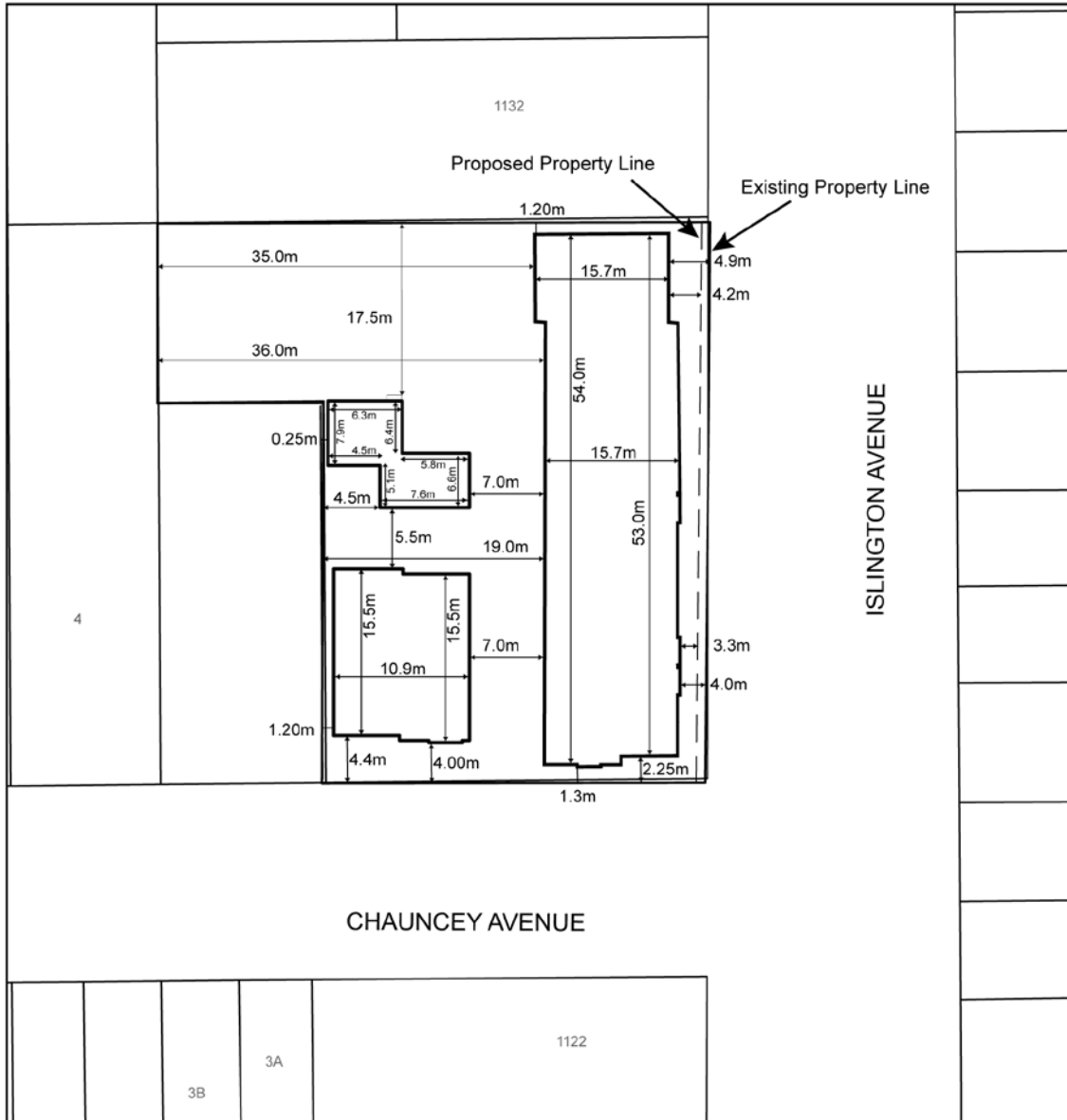


TORONTO
Schedule A

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 OZ

↑
Former City of Etobicoke By-Law 11,737
Not to Scale
5/16/2018



TORONTO
Schedule B

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 OZ

City of Toronto By-Law 569-2013
Not to Scale
5/16/2018

**Attachment 8: Draft Zoning By-law Amendment
(City of Toronto Zoning By-law No. 569-2013)**

Authority: Etobicoke York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~
BY-LAW No. [XXXX- 2014]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 1124, 1128 and 1130 Islington Avenue.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS pursuant to Section 39 of the *Planning Act*, the Council of a Municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone labels on the Zoning By-law map in Section 990.10 respecting the lands outlined by heavy black lines by deleting the symbol "RD(f13.5; a510; d0.45)" and replacing it with "RT(u14) (x169)" as shown on Diagram 2 attached to this By-law;
3. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.1 Exception Number 169 so that it reads:

Exception RT 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

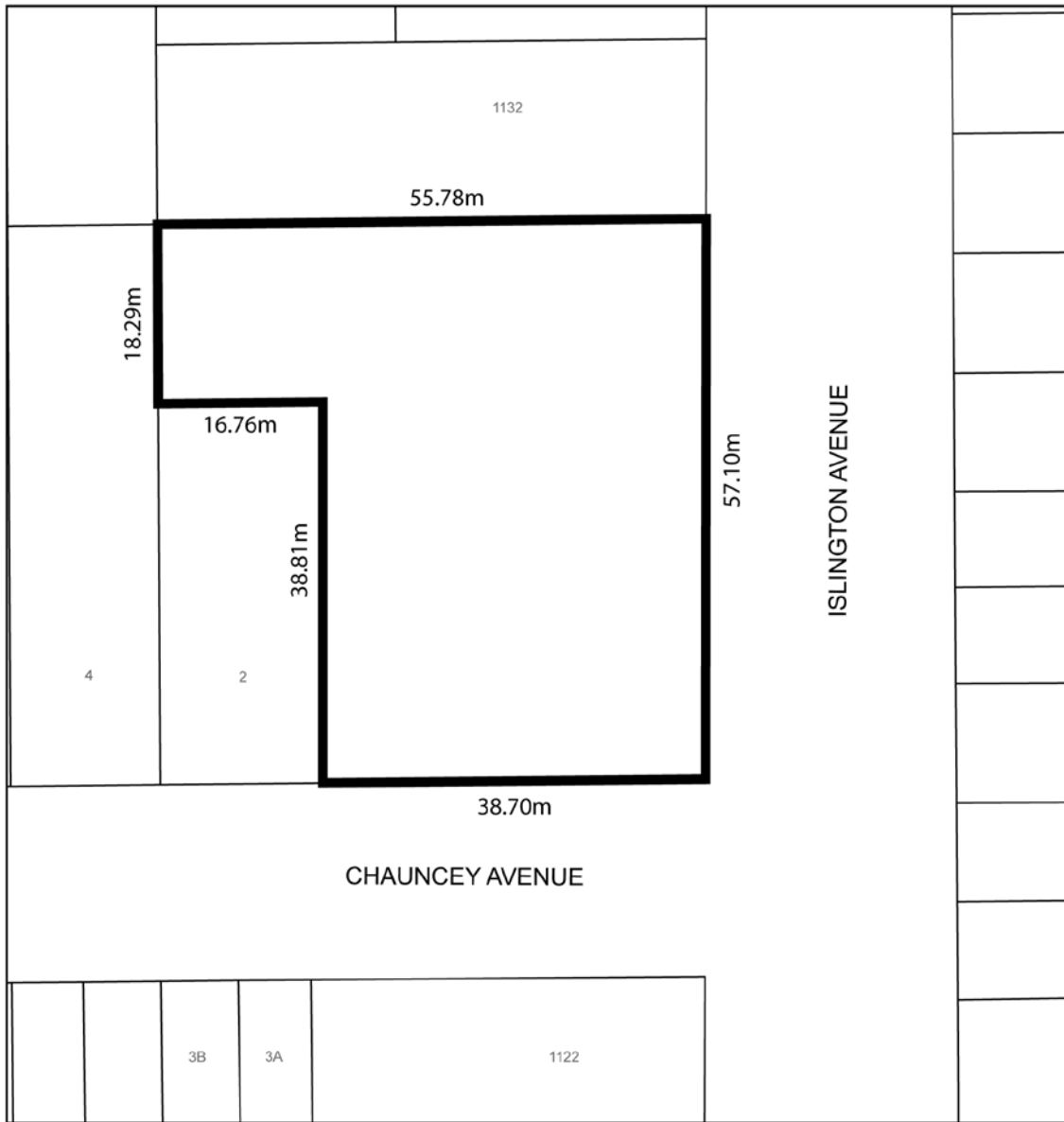
- (A) Despite clause 10.60.40.70, the required minimum **building setbacks** are those shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (B) **Established grade** is the Canadian Geodetic Datum elevation of 116.76 metres;
- (C) Despite regulation 10.60.40.40(1), the maximum permitted residential **gross floor area** is 2,815.00 square metres;
- (D) Despite regulation 10.5.50.10(1)(A), a minimum of 39% of the lands on Diagram 1 of by-law [clerks to insert] must be soft landscaping;
- (E) Despite regulation 10.60.40.80(2)(B), the minimum separation distance between the **main walls** of the respective **buildings** is 7.0 metres as shown on Diagram 3 of by-law [clerks to insert];
- (F) Despite regulation 10.60.40.10(1)(A), the permitted maximum height for a **building or structure** is 12.95 metres;
- (G) Despite regulation 10.60.40.1(3)(A), the minimum width of a **townhouse** is 4.4 metres;
- (H) Despite regulation 10.60.40.1(3)(B), the minimum width of a **semi-detached house** is 5.4 metres;
- (I) Despite regulation 10.60.30.40(1), the maximum **lot coverage** (including garages) is 44%;
- (J) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit** (Resident) and 0.2 for each **dwelling unit** (Visitor);
- (K) A temporary sales office or temporary sales structure for the purposes of marketing and sales related to the uses permitted on the property is permitted, for a maximum of 3 years from the date of the enactment of this by-law. No development standards apply to the temporary sales office or structure.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on month ##, 20##.

Name, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)



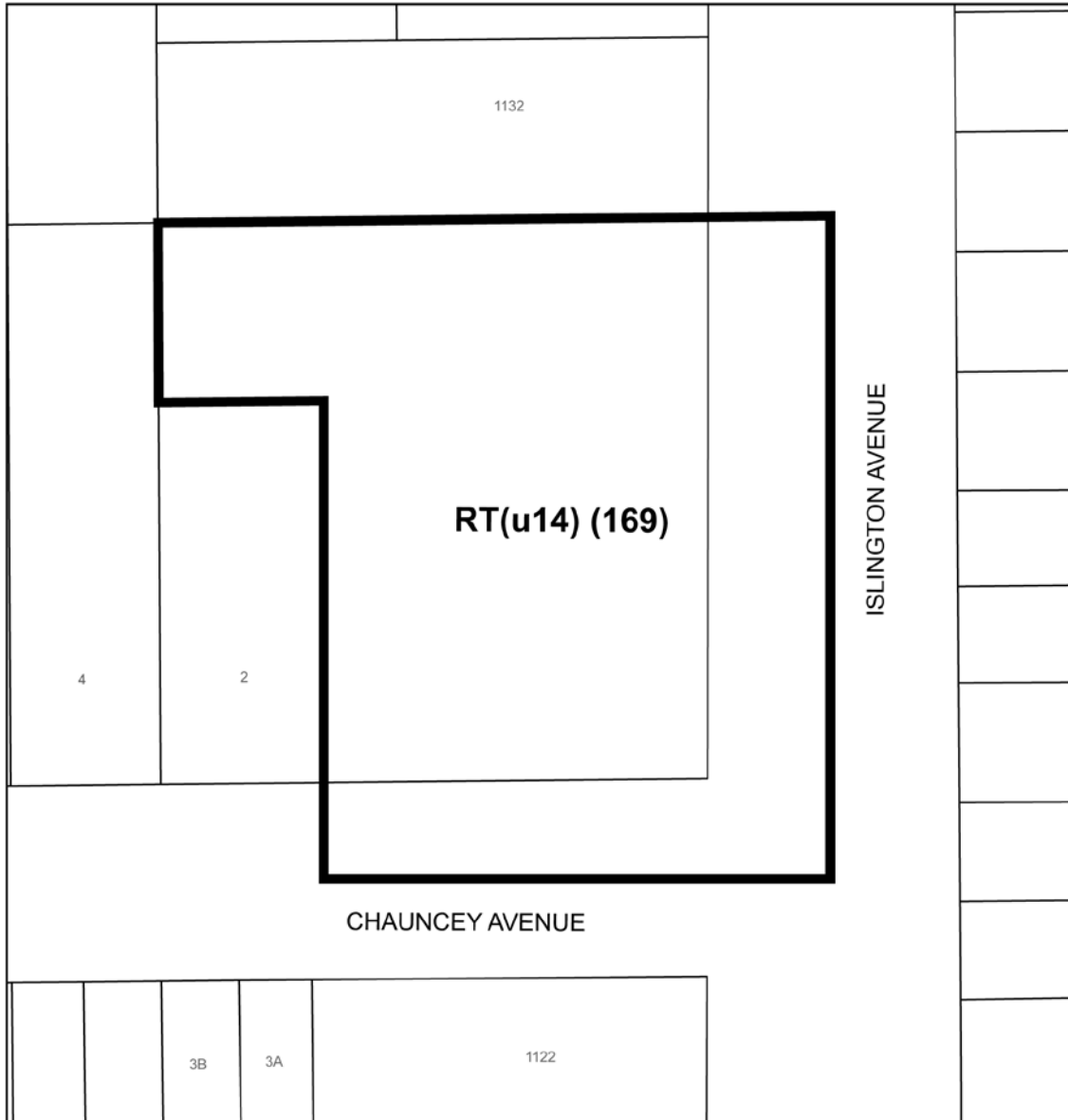
TORONTO
Diagram 1

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 OZ

City of Toronto By-Law 569-2013
 Not to Scale
 5/16/2018




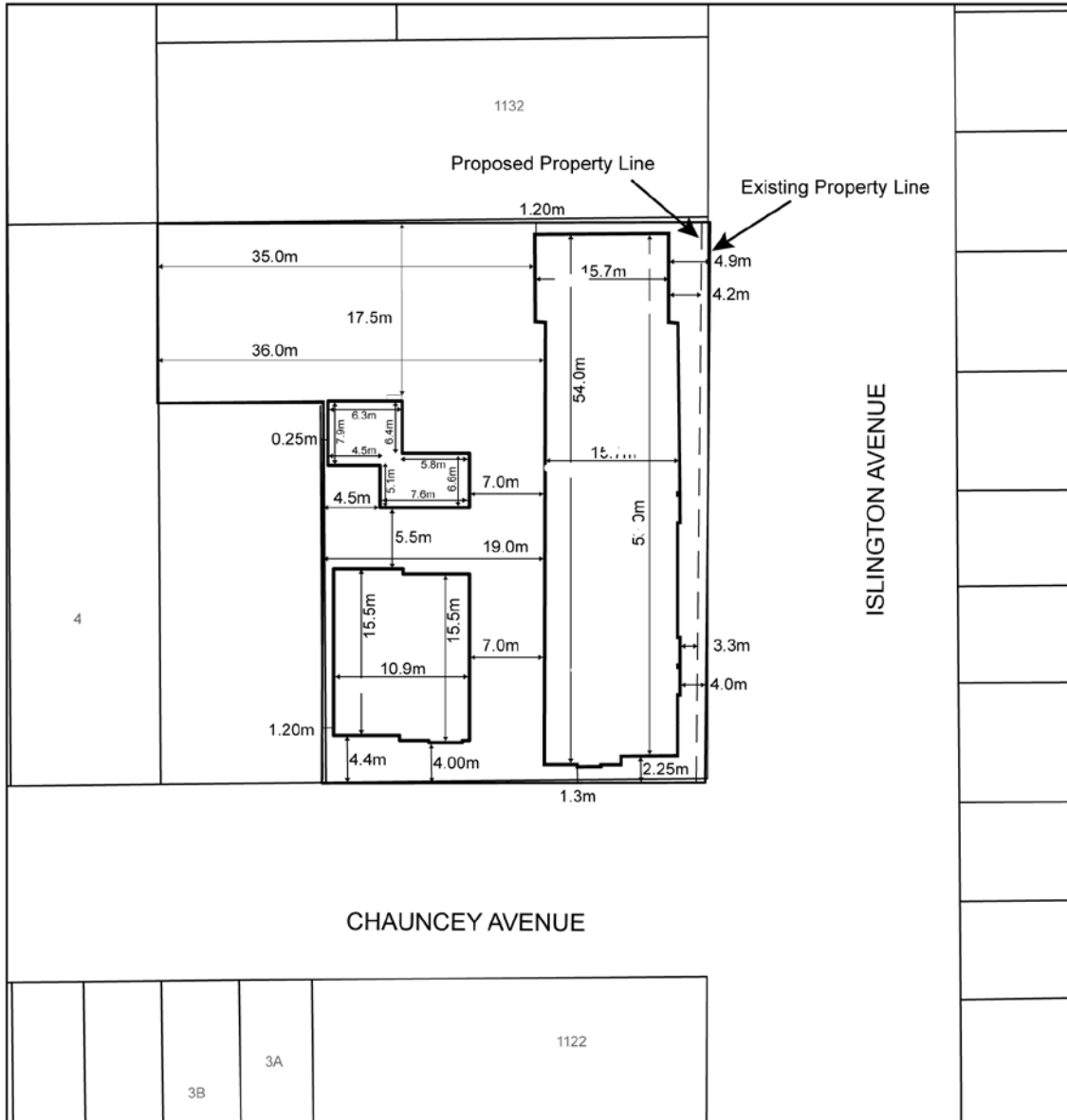


 **TORONTO**
Diagram 2

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 0Z


City of Toronto By-Law 569-2013
Not to Scale
5/16/2018



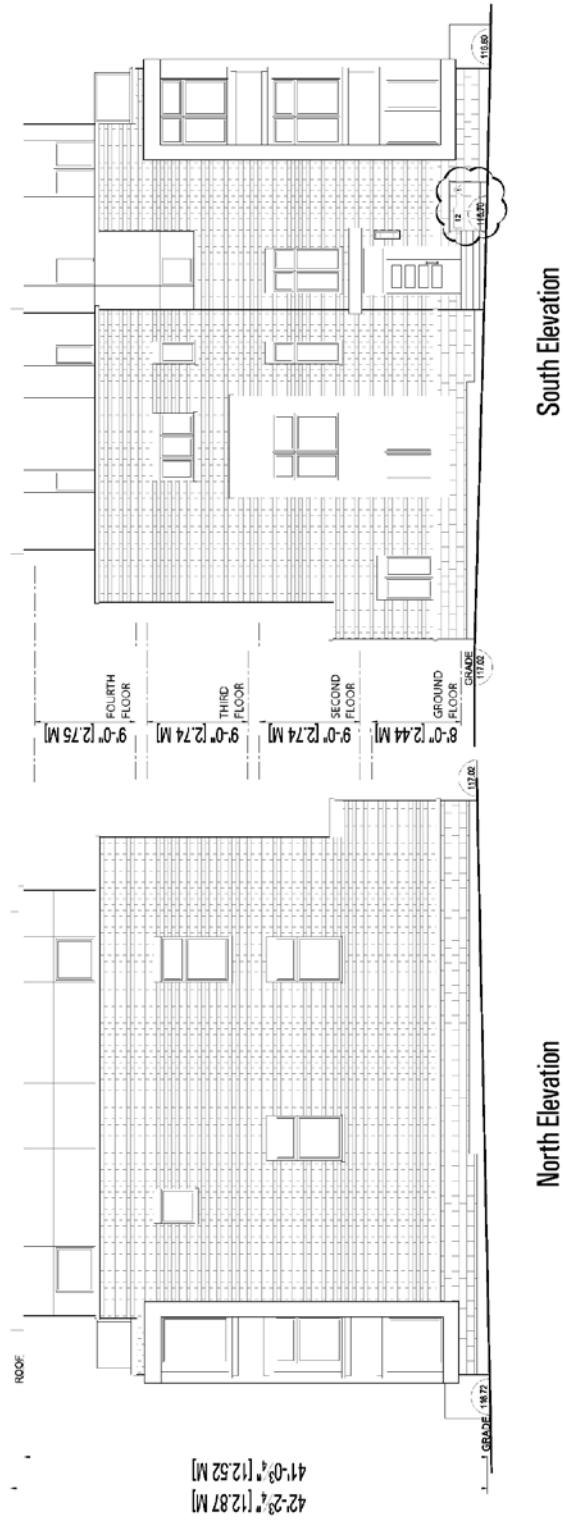
TORONTO
Diagram 3

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 OZ

City of Toronto By-Law 569-2013
Not to Scale
5/16/2018

Attachment 10: Figure 7: Townhouse Elevations



1124, 1128, 1130 Islington Avenue

Townhomes - North & South Elevations

Applicant's Submitted Drawing

Not to Scale
04/11/2018

File # 16 268406 WET 05 0Z

Attachment 11: Figure 8: Semi-Detached Elevations



East Elevation

South Elevation

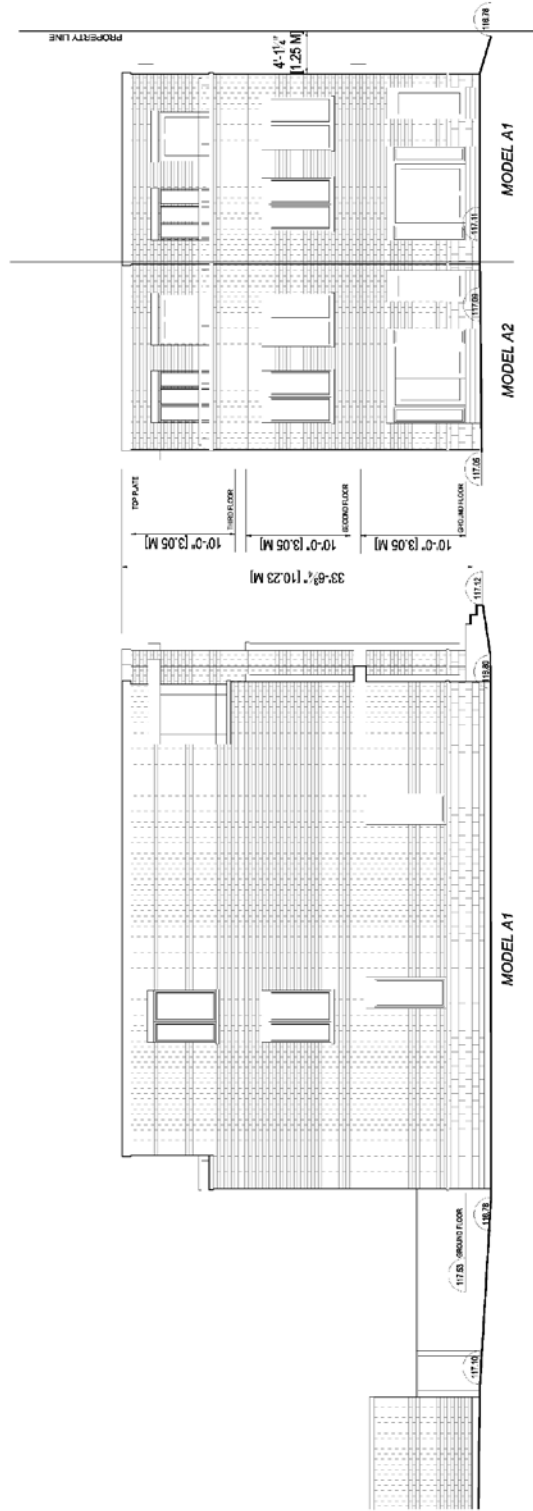
1124, 1128, 1130 Islington Avenue

Semi - South & East Elevations

Applicant's Submitted Drawing

Not to Scale
04/11/2018

File # 16 268406 WET 05 02



West Elevation

North Elevation

Semi - West & North Elevations

1124, 1128, 1130 Islington Avenue

Applicant's Submitted Drawing

Not to Scale
04/11/2018

File # 16 268406 WET 05 02