2670 Islington Avenue – Zoning Amendment - Final Report

Date: December 15, 2011
To: Etobicoke York Community Council
From: Director, Community Planning, Etobicoke York District
Wards: Ward 1 – Etobicoke North
Reference Number: 11 246135 WET 01 OZ

SUMMARY

This application proposes to convert an existing residential dwelling into a professional office with seven (7) parking spaces in the rear yard at 2670 Islington Avenue.

The proposed rezoning will allow a low intensity office use that will provide an appropriate transition between the office building to the south and the residential dwellings to the north.

This report reviews and recommends approval of the application to amend the former City of Etobicoke Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code, for the lands at 2670 Islington Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to the report dated December 15, 2011.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
There are no previous planning applications or decisions applicable to the subject site.

ISSUE BACKGROUND

Proposal
The proposed rezoning would allow the existing detached dwelling to be used as a professional office providing legal services. The building would have a reception area and three offices on the main floor, as well as two offices on the second floor. The basement would be primarily used for storage. For further details please refer to the Preliminary Site Plan.

Site and Surrounding Area
The subject property has an area of 625 square metres with 16.2 metres of frontage on Islington Avenue and a depth of 39 metres. The property is generally flat. The existing 1½ storey dwelling has a gross floor area of 193 square metres. For further details refer to the Preliminary Site Plan, Elevations, and Application Data Sheet on Attachments 1, 2, and 4 respectively.

The subject property is located on the west side of Islington Avenue, north of Albion Road. The surrounding land uses include the following:

North: two-storey detached houses  
West: one and two-storey detached houses  
South: two-storey office building, two-storey commercial plazas (southeast)  
East: place of worship, detached houses

Provincial Policy Statement and Provincial Plans
The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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.

**Official Plan**

The subject property is designated *Neighbourhoods* on Map 13 – Land Use Plan. Section 4.1 of the Official Plan describes *Neighbourhoods* as physically stable areas made up of residential uses in lower scale buildings. Home occupations, small-scale retail services and offices uses are also provided for in *Neighbourhoods*.

Section 4.3 provides criteria with respect to new small-scale retail, service and office uses in *Neighbourhoods*, as follows:

New small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning by-law, where required, on major streets shown on Map 3, with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale, service and office uses will:

a) serve the needs of area residents and potentially reduce local automobile trips;

b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and

c) have a physical form that is compatible with and integrated into the *Neighbourhood*.

**Zoning**

The existing zoning designation under the former City of Etobicoke Zoning Code is *Second Density Residential (R2)*, as illustrated on Attachment 3 - Zoning. This zone permits detached residential dwellings and group homes, as well as home occupations including private home day care and a doctor’s office or dentist’s office where the practitioner resides in the same dwelling.

The proposed rezoning will allow a *professional office* as an additional use within the existing R2 zone for this site. As defined by Chapter 304-3 of the former City of Etobicoke Zoning Code, a *professional office* is an "establishment where professionally qualified persons, technical assistants and clerical staff are employed, which may include services for clients seeking advice or consultation, but shall not include a medical office."

**Site Plan Control**

The proposed conversion to a professional office is subject to Site Plan Control. The applicant has not yet submitted a Site Plan Control application.
Reasons for Application
The existing R2 zoning designation does not permit the proposed professional office; a zoning by-law amendment is therefore required to allow the proposed use.

Community Notification
A notice was sent to all residents, owners, and businesses within 120 metres of the subject property. The notice described the purpose of the proposed rezoning and provided contact information for City Planning and the local Councillor to allow the community to raise any questions or concerns they may have.

No concerns with this proposal were identified.

Agency Circulation
The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS
The applicant has addressed previous concerns from Urban Forestry regarding the impact on four (4) trees on neighbouring properties by submitting an addendum to the Arborist Report that advises the utilization of an EcoGrid driveway system will negate any detrimental impact on the neighbouring trees. Urban Forestry has reviewed the addendum and has advised that further details are required to confirm that this approach is adequate to protect the neighbouring trees.

Provincial Policy Statement and Provincial Plans
The proposal is consistent with the Provincial Policy Statement. The proposed professional office is supported by policy 1.1.1(b) that indicates a healthy, liveable and safe community is sustained by accommodating an appropriate range and mix of residential and employment uses.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposed re-zoning will contribute to a complete community by creating local employment opportunities and diversified land uses that may serve to reduce automobile dependence, thereby addressing policies 2.2.2.1 (d)(g)(h).

Land Use
The proposed professional office will retain the house-form of the existing dwelling, which is in keeping with the character of the adjacent residential uses. The proposed office augments the commercial uses focussed around the intersection of Islington Avenue and Albion Road.

Traffic Impact, Access, Parking
The proposed seven space parking lot in the rear yard will be accessed from Islington Avenue and will allow all vehicles to turn around on-site to avoid any need for vehicles...
to back out onto Islington Avenue. This will improve the existing condition as vehicles currently need to back out onto Islington Avenue to exist the site.

The proposed parking lot for seven vehicles will have a minimal traffic impact on Islington Avenue.

**Landscaping**

Landscaping improvements to the rear yard will be secured through the Site Plan Approval process to provide a suitable buffer between the proposed parking area and the existing adjacent residential uses.

**Servicing**

The existing water and sanitary sewer servicing connections will be maintained. Technical Services has advised they are satisfied that the existing servicing is adequate to service the proposed professional office.

**Open Space/Parkland**

**Applicability of Parkland Dedication**

The use is proposed to be office (a conversion from the existing residential use). The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The site is in the highest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is not in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1020-2010.

**Calculation of Parkland Dedication**

Parks, Forestry and Recreation staff have confirmed that the proposed re-zoning is not subject to any parkland dedication. This is because the existing building will be maintained and the proposed conversion from a residential use to a professional office will not increase the demand for parkland.

**Toronto Green Standard**

Since the proposed professional office does not involve any additions to the existing building, the Toronto Green Standard (TGS) does not apply because the proposal is not considered a new development.

The applicability of the TGS performance measures will be re-evaluated when a Site Plan application is submitted to allow the proposed use, including the new parking area in the rear yard.
Development Charges
The proposed re-zoning is not subject to any development charges because there is no increase in gross floor area and no additional dwellings.

CONTACT
Thomas Rees, Planner
Tel. No. 416-394-8208
Fax No. 416-394-6063
E-mail: trees2@toronto.ca

SIGNATURE

_________________________
Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS
Attachment 1: Preliminary Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment
Attachment 1: Preliminary Site Plan
Attachment 2: Elevations

Front (East Elevation, North Elevation)

Front (East Elevation)
Attachment 3: Zoning
## Attachment 4: Application Data Sheet

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Details</th>
<th>Application Number</th>
<th>Application Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rezoning</td>
<td>Rezoning, Standard</td>
<td>11 246135 WET 01 OZ</td>
<td>July 26, 2011</td>
</tr>
</tbody>
</table>

### Municipal Address
2670 ISLINGTON AVE

### Location Description
PLAN 3763 PT LOT 1 **GRID W0104

### Project Description
To permit the conversion of the existing detached residential dwelling to office use

### Applicant
MACAULAY SHIOMI HOWSON LTD

### Agent
INDERPAUL SINGH CHANDHOKE

### Architect
MACAULAY SHIOMI HOWSON LTD

### Owner
INDERPAUL SINGH CHANDHOKE

### PLANNING CONTROLS

#### Official Plan Designation
Neighbourhoods

#### Zoning
R2

#### Height Limit (m)

### PROJECT INFORMATION

#### Site Area (sq. m): 624.9

#### Frontage (m): 16.2

#### Depth (m): 39

#### Total Ground Floor Area (sq. m): 94

#### Height: Storeys: 0

#### Metres: 0

### Total

#### Total Residential GFA (sq. m): 0

#### Total Non-Residential GFA (sq. m): 193

### PROJECT INFORMATION

#### Total GFA (sq. m): 193

#### Lot Coverage Ratio (%): 15

#### Floor Space Index: 0.3

### DWELLING UNITS

#### Tenure Type: Above Grade Below Grade

<table>
<thead>
<tr>
<th>Rooms:</th>
<th>Residential GFA (sq. m): 0</th>
<th>0</th>
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</thead>
<tbody>
<tr>
<td>Bachelor:</td>
<td>Retail GFA (sq. m): 0</td>
<td>0</td>
</tr>
<tr>
<td>1 Bedroom:</td>
<td>Office GFA (sq. m): 193</td>
<td>0</td>
</tr>
<tr>
<td>2 Bedroom:</td>
<td>Industrial GFA (sq. m): 0</td>
<td>0</td>
</tr>
<tr>
<td>3 + Bedroom:</td>
<td>Institutional/Other GFA (sq. m): 0</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Total Units: 0

### CONTACT

**PLANNER NAME:** Thomas Rees, Planner

**TELEPHONE:** 416-394-8208
Attachment 5: Draft Zoning By-law Amendment

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~~20~~

To amend Chapter 320 of the former City of Etobicoke Zoning Code, as amended,
With respect to the lands municipally known as,
2670 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. **Permitted Use**
   Notwithstanding Section 320-58 B of the former City of Etobicoke Zoning Code,
   professional office is an additional permitted use within the lands identified on
   Schedule ‘A’, municipally known as 2670 Islington Avenue.

2. 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:

<table>
<thead>
<tr>
<th>BY-LAW NUMBER AND ADOPTION DATE</th>
<th>DESCRIPTION OF PROPERTY</th>
<th>PURPOSE OF BY-LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td>_________-2011</td>
<td>Lands located on the west side of Islington Avenue, north of Albion Road, municipally known as 2670 Islington Avenue.</td>
<td>To allow a professional office within the existing detached house.</td>
</tr>
</tbody>
</table>

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor  
ULLI S. WATKISS,  
City Clerk

(Corporate Seal)
NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Job No.09-080) SUBMITTED BY BECKER & STARCEVIC LTD.

PART OF LOT 1
REGISTERED PLAN 3763
CITY OF TORONTO

Applicant's Name: MACAULAY SHIOMI HOWSON LTD.
Assessment Map: H10/12
2670 ISLINGTON AVENUE
File No. 11246135 WET 01 02
Dwg No. 11_246135_dz1

scale: 3.5 7.0 14.0 m

Staff report for action – Final Report – 2670 Islington Avenue
V. 01/11