2849, 2851, 2853, 2855 and 2857 Islington Avenue – Zoning By-law Amendment Application - Preliminary Report

Date: April 26, 2013
To: Etobicoke York Community Council
From: Director, Community Planning, Etobicoke York District
Wards: Ward 7 – York West
Reference Number: 13 149015 WET 07 OZ

SUMMARY

This application proposes a 5 storey residential building containing 111 units at 2849-2857 Islington Avenue. The proposed building would have a floor area of approximately 7,600 m², representing a density of 2.2 times the area of the lot.

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.

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor in the second quarter of this year.

A Final Report and Public Meeting under the Planning Act to consider this application is targeted for the fourth quarter of 2013 provided any required information is submitted by the applicant in a timely manner.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2849, 2851, 2853, 2855 and 2857 Islington Avenue together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

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

DECISION HISTORY

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal
The proposal is for the construction of a new residential building containing 111 units. The new building would have a total gross floor area of approximately 7,600 m², representing a density of approximately 2.2 times the area of the lot (see Attachment 1: Site Plan).

The proposed building would be 5 storeys and have an approximate height of 18.6 m. The proposed building would be stepped back at the rear upper levels resulting in the built form being below a 45 degree angular plane as measured from the east property line (see Attachments 2 and 3: Elevations). Amenity areas for the building would be in the form of individual dwelling unit balconies and outdoor open space. A total of 141 m² of indoor amenity space and 55.71 m² of outdoor amenity space is proposed.

Access to a proposed two level underground parking garage, loading facilities and a semi-circular driveway partly located on the public boulevard would be from Islington Avenue. A total of 116 vehicle parking spaces and 84 bicycle parking spaces are proposed. Project data is contained in Attachment 5: Application Data Sheet.
Site and Surrounding Area
The site is located on the east side of Islington Avenue, north of Finch Avenue West. The site is irregular in shape and has an area of approximately 3,400 m². The site is comprised of 5 properties and currently contains a single detached house and two pairs of semi-detached houses. The site topography slopes from a high point along Islington Avenue south easterly down to the rear lot line.

Surrounding land uses are as follows:

North: two storey semi-detached houses, St. Roch Catholic Elementary School and St. Roch’s Catholic Church;

South: two 9 storey apartment buildings and Gord and Irene Risk Park and Community Centre;

West: across Islington Avenue are the rear yards of semi-detached houses fronting Grampian Crescent and the Humber River Recreation Trail; and

East: residential neighbourhood consisting of predominately two storey semi-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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan
The property is designated Neighbourhoods on Map 13 –Land Use Map in the Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. 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.

The Official Plan contains development criteria for assessing new development in Neighbourhoods. These criteria are intended to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally fit the existing physical character. Policy 4.1.5 of the Official Plan states that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including 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 4.1.5 further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of a neighbourhood. The policies state that the prevailing building type will be the predominant form of development in the neighbourhood and that some Neighbourhoods will have more than one prevailing building type.

The development criteria contained in the Neighbourhoods policies are supplemented by additional development criteria outlined in the Built Form policies in Section 3.1.2 of the Official Plan. The Built Form 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 buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area. The policies require that new development:

- be located and organized to fit with its existing or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate main building entrances to be clearly visible from the public sidewalk;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets;
- consolidate and minimize the width of driveways and curb cuts across the public sidewalk;
- limit surface parking between the front face of a building and the public street or sidewalk;
- be massed and its exterior façade designed to fit harmoniously into its existing and planned context and limit its impact on neighbouring streets;
- mass new buildings to frame adjacent streets and open spaces in a manner that respects the existing street proportion;
- create appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan;
- provide adequate light and privacy;
- adequately limit any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas;
- provide amenity space adjacent streets and open spaces for pedestrians;
- co-ordinate landscape improvements in setbacks to create attractive transitions from the private to the public realms; and
- provide indoor and outdoor amenity space for residents.

Islington Avenue is identified as a Major Street on Map 3 of the Official Plan. Policy 4.1.7 states that the intensification of properties on major streets within Neighbourhoods is not encouraged. Where a more intense form of residential development than that permitted by the existing zoning on a major street in a Neighbourhoods designation is proposed, the application will be reviewed in accordance with Policy 4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the residential neighbourhood.

**Zoning**

The site is zoned RM2 –Multiple-Family Dwellings Second Density Zone by the former City of North York Zoning By-law No. 7625. The RM2 zoning permits duplex dwellings, semi-detached dwellings and single family dwellings up to 3 storeys and 9.2 m in height. (see Attachment 4: Zoning).

**Site Plan Control**

The proposal is subject to Site Plan Control. A Site Plan application has been submitted and is being reviewed concurrently with this application.

**Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the application and is currently under review by City staff.
Reasons for the Application
An application to amend the Zoning By-law is required as the proposed apartment building is not permitted in an RM2 zone. Other areas of non-compliance with zoning by-law standards may be identified as a result of the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission
The following reports/studies were submitted with the application:

- Planning Rationale;
- Parking and Loading Study;
- Site Servicing and Stormwater Management Report;
- Toronto Green Development Checklist;
- Green Roof Screening Form;
- Stage 1 and 2 Archaeological Assessment;
- Accessibility Design Guidelines;
- Sun/Shadow Study;
- 3D Computer Generated Model;
- Arborist Report; and
- Rental Housing Demolition and Conversion Declaration of Use and Screening Form Template.

City staff are reviewing the application for completeness.

Issues to be Resolved
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, including the need for an Official Plan Amendment for an apartment building greater than four storeys;
- height, scale and density of the proposed development and associated impacts;
- compatibility and fit with the physical character of the area;
- appropriate transition to the lower scale semi-detached houses to the north and east;
- providing appropriate building setbacks to ensure sunlight, sky views and privacy;
- shadowing of adjacent properties;
- providing an appropriate mix of unit types and sizes;
- adequacy of the proposed parking supply;
- the appropriateness of the location of the proposed driveway, access and servicing arrangement for this site;
- appropriateness of façade treatment and exterior elements of building design;
- the adequacy and appropriateness of the proposed indoor and outdoor amenity space; and
- review of the Toronto Green Standard Checklist for compliance with Tier 1 performance standards.

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

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

SIGNATURE

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

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 2: Elevations
Attachment 3: Elevations
## Attachment 5: Application Data Sheet

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Details</th>
<th>Application Number:</th>
<th>Application Date:</th>
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<td>Rezoning</td>
<td>Rezoning, Standard</td>
<td>13 149015 WET 07 OZ</td>
<td>April 12, 2013</td>
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<th>Municipal Address:</th>
<th>Location Description:</th>
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<td>2849, 2851, 2853 and 2857 ISLINGTON AVENUE</td>
<td>CON 6 WY N PT LOT 22 **GRID W0702</td>
<td>Proposed amendments to North York Zoning By-law 7625 to permit the development of a 5-storey residential building</td>
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### Applicant:
**Agent:** ACTION PLANNING CONSULTANTS  
**Architect:** JAMIE ERLICK  
**Owner:**

### PLANNING CONTROLS

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<thead>
<tr>
<th>Official Plan Designation:</th>
<th>Neighbourhoods</th>
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<td>Historical Status:</td>
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<td>Height Limit (m):</td>
<td>9.2</td>
<td>Site Plan Control Area:</td>
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### PROJECT INFORMATION

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### FLOOR AREA BREAKDOWN (upon project completion)

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<td>Institutional/Other GFA (sq. m):</td>
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### CONTACT:
**PLANNER NAME:** Gregory Byrne, Senior Planner  
**TELEPHONE:** (416) 394-8238