

**2 Station Road - Zoning By-law Amendment Application
- Preliminary Report**

Date:	May 29, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	13 143167 WET 06 OZ

SUMMARY

This application proposes additions to, and the internal conversion of, the existing Wesley Mimico United Church to facilitate the redevelopment of this site to a multi-use facility that includes new worship space, community uses and 40 seniors' apartments.

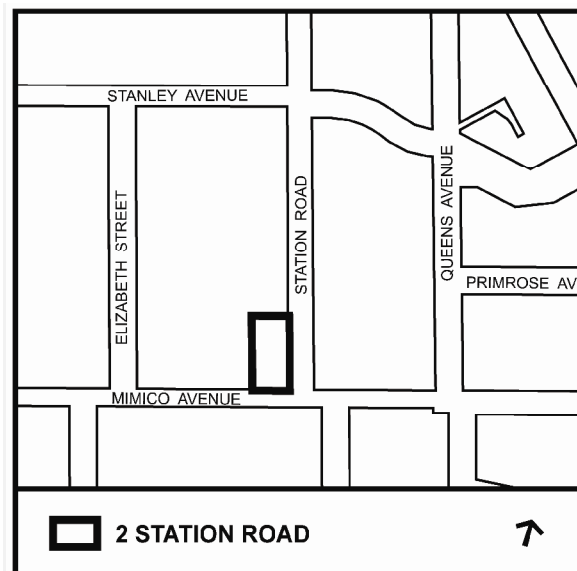
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting is targeted for Fall, 2013. The statutory Public Meeting is expected to be held in the first quarter of 2014, provided the applicant provides all required information and addresses staff comments 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 2 Station Road 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 under the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant to discuss complete application submission requirements and potential issues to be resolved such as the compliance of the proposal with the heritage policies of the City's Official Plan and the massing of the renovated building.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a 1.5-storey addition to the front of the Wesley Mimico United Church and a 4-storey addition to the rear of the building. As well, third and fourth storey additions are proposed that would have the effect of "squaring off" the existing pitched roof and be flush with the existing east and west side walls of the building. The proposed additions would result in a building height of approximately 12.4 m.

The interior of the church would be redesigned and along with the proposed additions, the building would become a multi-use facility that includes new worship space, community uses and up to 4 residential units on the ground floor (see Attachments 1 and 2). The upper floors would contain up to 36 residential units.

The residential units are proposed to be owner-occupied seniors' and disabled persons' apartment residences on a life-lease basis. An underground parking garage having a total of 25 spaces is proposed with vehicular access from Station Road. The main entrance of the building would be relocated from the Mimico Avenue frontage to the original 1922 bell tower entrance from Station Road, which is proposed to be restored.

The proposed expansion and conversion of the church would result in a development having approximately 3,600 m² of gross floor area, and a floor space index of 1.9 times the lot area.

For additional details, please see Attachment 5 (Application Data Sheet).

Site and Surrounding Area

The subject property is approximately 0.19 ha in area and is located on the northwest corner of Station Road and Mimico Avenue. A place of worship, known as the Wesley Mimico United Church, presently occupies the property. The main front entrance to the church is from Mimico Avenue and a secondary entrance is from Station Road. Limited parking for the church is located at the north end of the property.

The surrounding land uses are as follows:

North: Low/medium density residential - 3-storey walk-up apartment buildings and single detached dwellings.

South: Low density residential – single detached dwellings.

East: Low density residential – single detached dwellings, parking lot and mixed use commercial/residential buildings along Mimico Avenue.

West: Low density residential – single detached dwellings.

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* by the Official Plan as identified on Map 15 – Land Use Plan. *Neighbourhoods* are considered physically stable areas primarily made up of low density residential uses including interspersed walk-up apartments that are no higher than four storeys. Low scale local institutions including places of worship and seniors homes are recognized as an important part of the rhythm of daily life in *Neighbourhoods*.

Policy 4.1.5 of the Official Plan requires new development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including among other matters: pattern of streets, blocks and lanes; size and configuration of lots; heights, massing, scale and dwelling type of nearby residential

properties; street, side and rear yard building setbacks; and landscaped open space. The Plan further states no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

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 require new development to be massed to fit harmoniously into its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate 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;
- mass new buildings to frame adjacent streets and open spaces in a manner that respects the existing street proportion;
- provide adequate light and privacy;
- 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.

Policy 4.1.9 of the Official Plan states that infill development on properties that vary from the local pattern in terms of lot size, configuration, and/or orientation in established *Neighbourhoods* will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- 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;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

Zoning

The subject property is zoned R3, Third Class Residential in the former City of Etobicoke Zoning Code. The R3 zone permits a range of residential uses including apartment buildings up to a maximum gross floor area of 1.0 times the lot area. Places of Worship (formerly known as churches) and associated accessory uses are also permitted in the R3 Zone. There are no height limit provisions within the R3 Zone.

On May 9, 2013, City Council enacted a new City-wide Zoning By-law 569-2013 for the City of Toronto. The last day to appeal By-law 569-2013 is June 4, 2013. The subject property is excluded from the provisions of the new Zoning By-law. To ensure the new City-wide Zoning By-law is equitable, a Transition Protocol has been developed for development applications that were submitted before the new Zoning By-law was enacted. The Transition Protocol allows rezoning applications that are deemed to be complete prior to passage of the new zoning by-law to be excluded from By-law 569-2013. As this application was deemed complete prior to the enactment of By-law 569-2013, it is only subject to the Etobicoke Zoning Code.

Site Plan Control

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

Heritage Preservation

The Wesley Mimico United Church is listed on the City of Toronto Inventory of Heritage Properties due to its historical and architectural significance. The applicant has submitted a Heritage Impact Assessment and a Stage 1 Archaeological Resource Assessment as part of the application submission.

Reasons for the Application

An amendment to the By-law is required to permit the proposed built form and to establish site specific development criteria for matters including building height, gross floor area, landscaped open space and setbacks.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Heritage Impact Assessment
- Stage 1 Archaeological Resource Assessment
- Parking Study
- Stormwater Management Report
- Municipal Servicing Report

Arborist/Tree Preservation Report

A Notification of Complete Application was issued on April 24, 2013.

Issues to be Resolved

The application has been circulated to City Divisions and public agencies for comment. Although additional issues may be identified through the staff circulation and the community consultation process, the following issues have been identified on a preliminary basis:

- conformity with Official Plan policies, including Policies 4.1.5 and 4.1.9;
- compatibility, transition and fit with the physical character of the area;
- built form massing including building setbacks;
- adequacy of parking and loading facilities; and
- acceptability of the heritage preservation strategy.

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.

CONTACT

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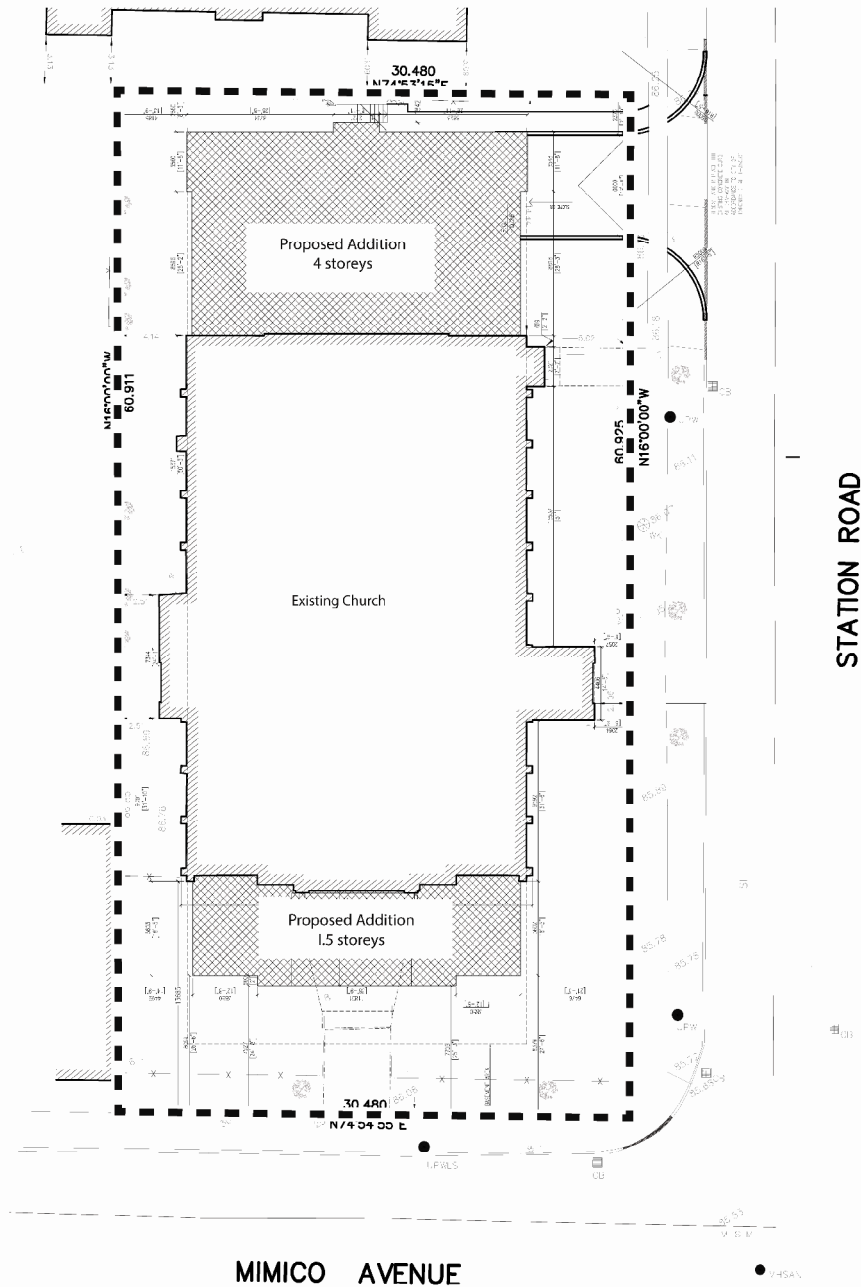
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Perspective Drawing/Elevation
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale

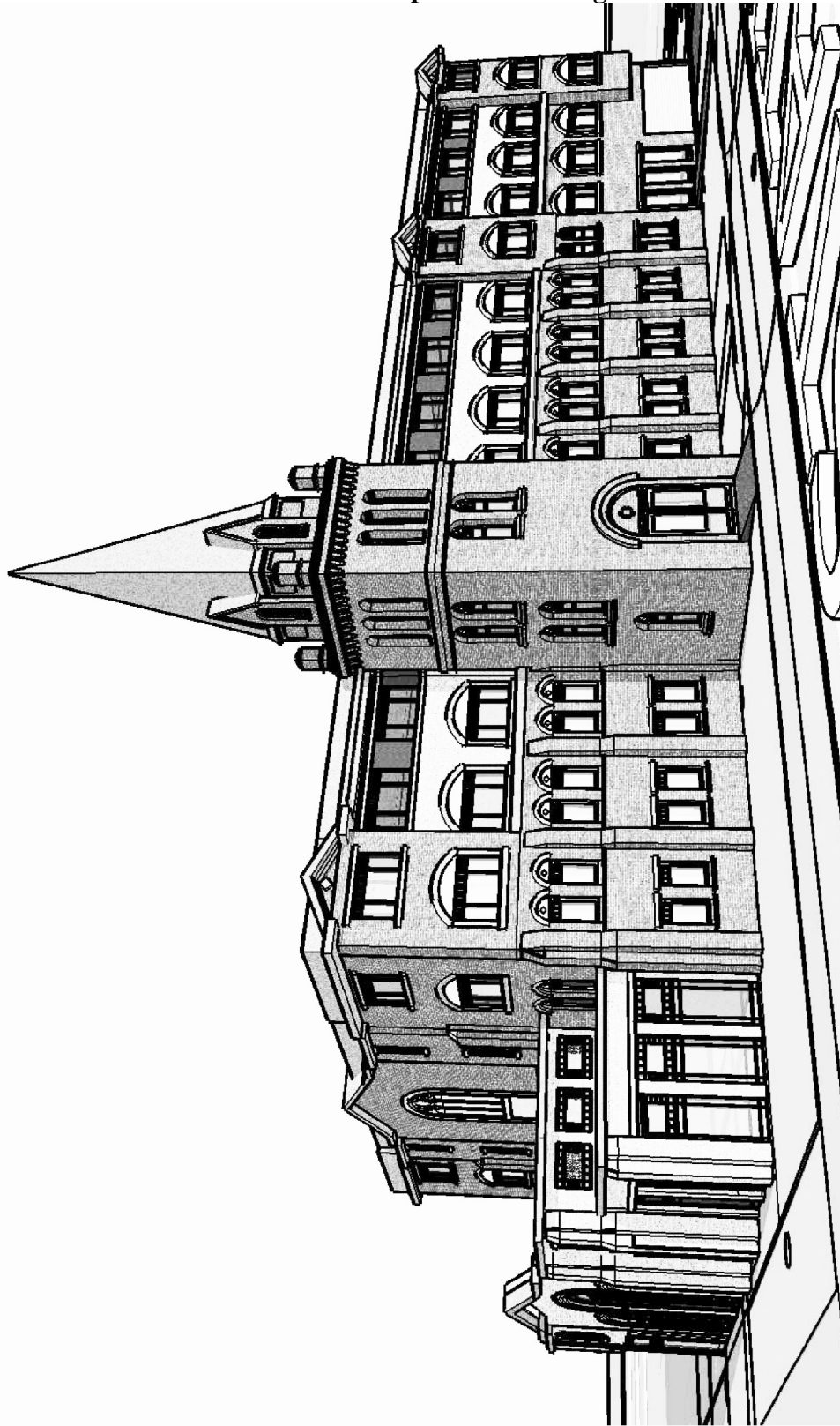
05/29/2013



2 Station Road

File # 13 143167 WET 06 0Z

Attachment 2: Perspective Drawing/Elevation



2 Station Road

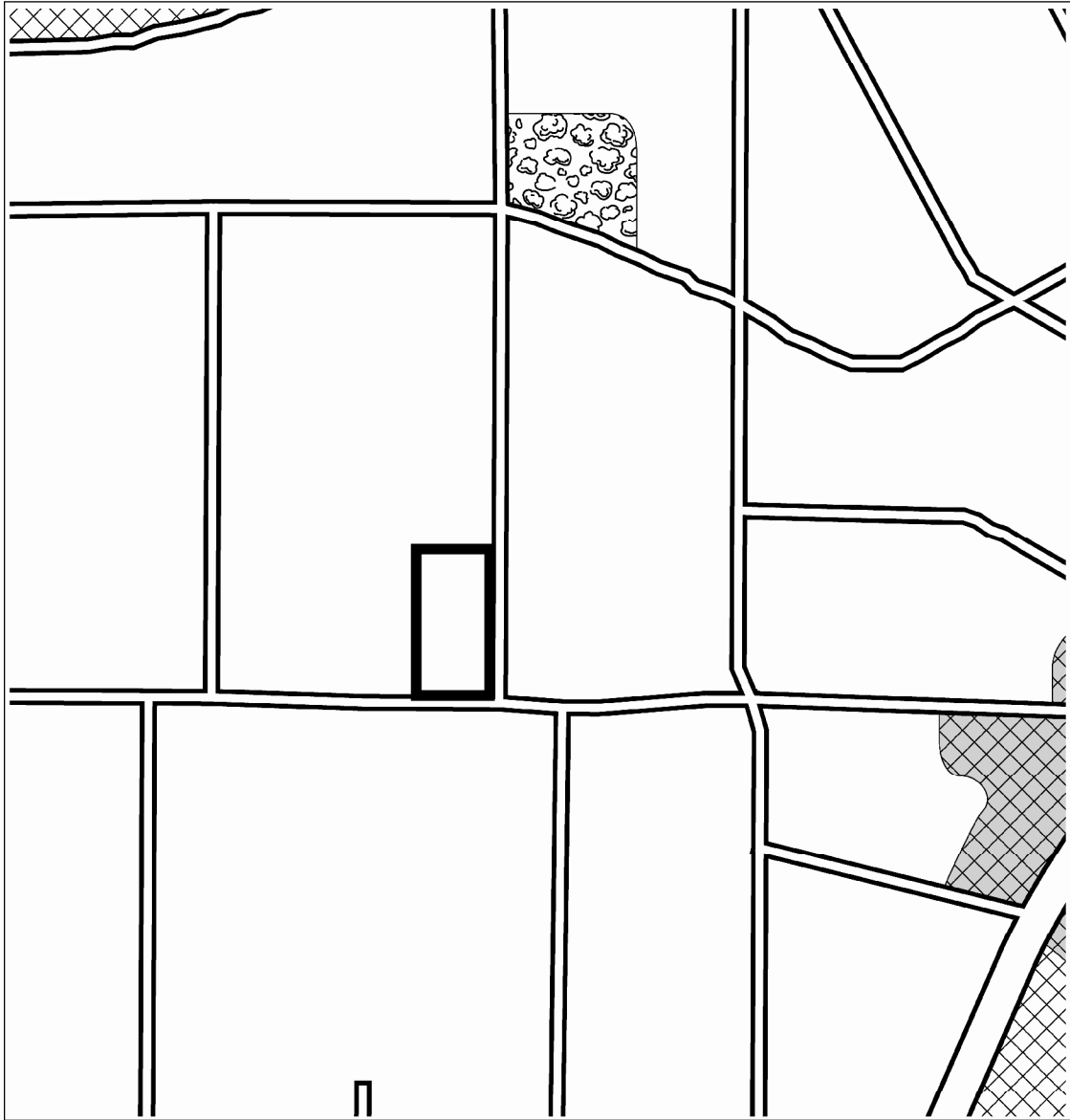
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Perspective View from South-East

Applicant's Submitted Drawing

Not to Scale
05/21/2013

Attachment 3: Official Plan



 **TORONTO** City Planning
Official Plan

2 Station Road

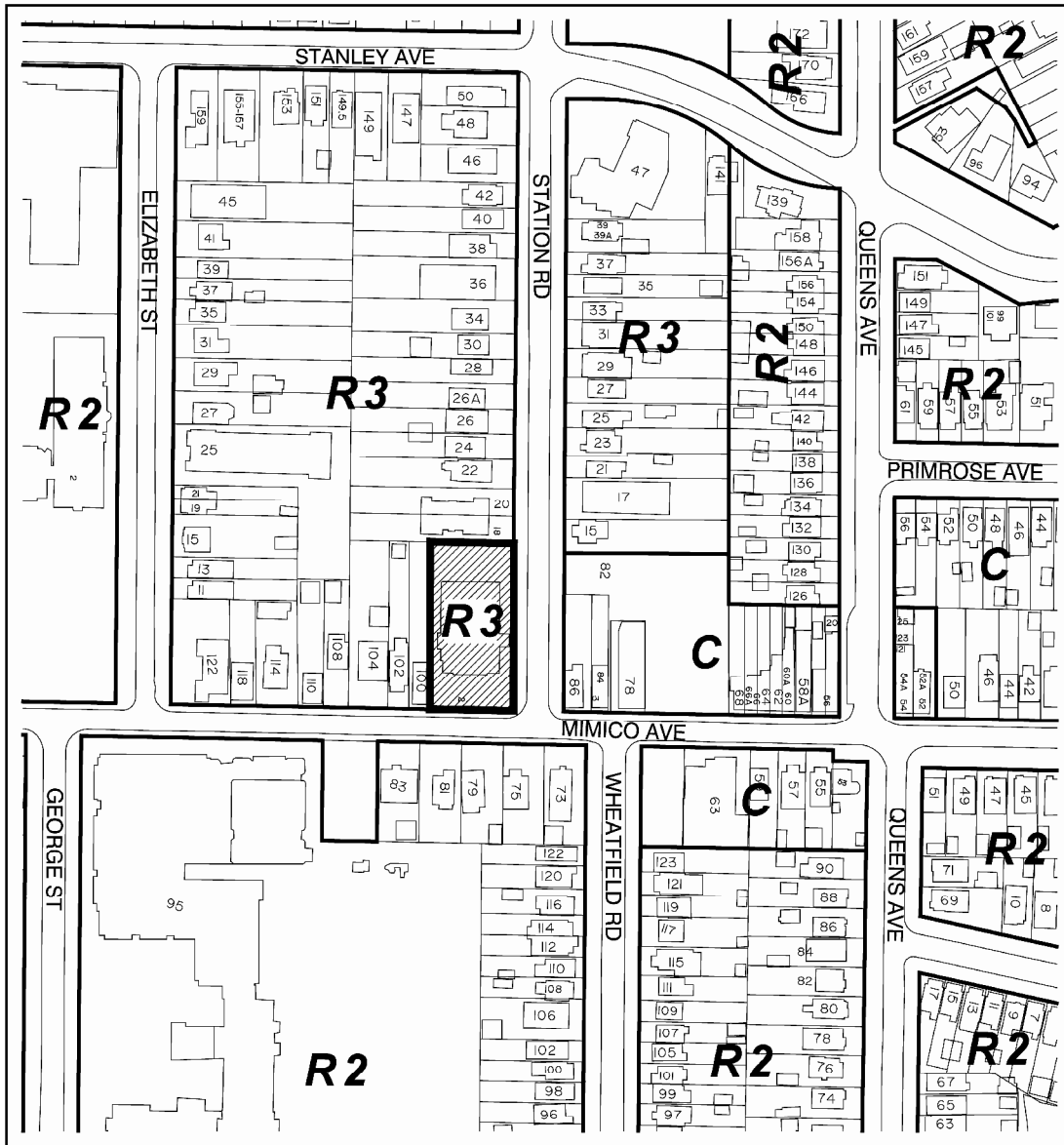
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- | | |
|--|---|
|  Site Location |  Mixed Use Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods | |



Not to Scale
05/17/2013

Attachment 4: Zoning



Toronto City Planning
Zoning

Former Etobicoke By-law 11,737
 R2 Residential Second Density
 R3 Residential Third Density

Former Mimico By-law 1930
 C Commercial

2 Station Road

File # 13 143167 WET 06 02



Not to Scale
 Former Etobicoke By-law 11,737
 Extracted 05/17/2013

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 143167 WET 06 OZ
Details	Rezoning, Standard	Application Date:	April 2, 2013

Municipal Address: 2 STATION RD

Location Description: **GRID W0607

Project Description: Proposed re-purposing of Wesley Mimico United Church to a multi-use facility incorporating a new worship space, community uses, and 40 seniors' apartments.

Applicant:	Agent:	Architect:	Owner:
TRUSTEES OF WESLEY MIMICO UNITED CHURCH	ROBERT REIMERS ARCHITECT, DEIRDRE GIBSON		TRUSTEES OF WESLEY MIMICO UNITED CHURCH

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R3	Historical Status:	Listed
Height Limit (m):	n/a	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1856	Height:	Storeys:	4	
Frontage (m):	30.48		Metres:	12.4	
Depth (m):	60.9				
Total Ground Floor Area (sq. m):	882				Total
Total Residential GFA (sq. m):	2806		Parking Spaces:	25	
Total Non-Residential GFA (sq. m):	786		Loading Docks	0	
Total GFA (sq. m):	3592				
Lot Coverage Ratio (%):	47				
Floor Space Index:	1.9				

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	29
2 Bedroom:	9
3 + Bedroom:	2
Total Units:	40

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	2806	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	786	0

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