2 Wilket Road – Zoning By-law Amendment Application – Preliminary Report

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<th>Date:</th>
<th>December 12, 2014</th>
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<td>To:</td>
<td>North York Community Council</td>
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<td>From:</td>
<td>Director, Community Planning, North York District</td>
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<td>Wards:</td>
<td>Ward 25 – Don Valley West</td>
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<td>Reference Number:</td>
<td>14 187157 NNY 25 OZ</td>
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**SUMMARY**

This application proposes to amend the Zoning By-law to permit seven townhouse units fronting onto Bayview Avenue and a detached dwelling fronting onto Wilket Road. The existing detached dwelling would be demolished.

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.

This report recommends that a community consultation meeting be held to present the proposal to the public and obtain public input. Assuming the applicant provides all required information in a timely manner, a Final Report could be prepared and a Public Meeting held in the third quarter of 2015.

**RECOMMENDATIONS**

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2 Wilket 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 of the Planning Act.

4. Staff be directed to review the application in the context of the Bayview Townhouse Design Guidelines study.

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

DECISION HISTORY
On December 16, 2013 City Council directed staff to undertake a study for Bayview Avenue, from Highway 401 to Lawrence Avenue East, to review the appropriate development framework for the lots abutting Bayview Avenue. City Council's direction can be found at http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY28.34

A Status Report related to the study was adopted by North York Community Council at its meeting of April 8, 2014. The report outlined the Terms of Reference to be used in conducting the study, what had occurred to that point and what the next steps should be to continue the study. The Terms of Reference also outlined that once guiding principles were generated they should be used in the review of active development applications. The Status Report can be found at:

A further Status Report was adopted by North York Community Council at its meeting of August 12, 2014. The report outlined Guiding Principles and draft guidelines for some lot types and identified work and analysis which is still required. It recommends that the Guiding Principles and draft guidelines be used in the review of active applications. The Status Report can be found at:

Pre-Application Consultation
A pre-application consultation meeting was held June 24, 2013 with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal
This is an application to amend the zoning by-law to permit seven three-storey townhouse units and a two-storey detached dwelling. The seven townhouse units would
front onto Bayview Avenue while the detached dwelling would front onto Wilket Road. The townhouses would have a gross floor area ranging between 274 and 291 square metres. The townhouse units would have a width of between 5.6 to 5.8 metres. Parking for the townhouse units would be provided by an integral garage accessed via a rear shared driveway.

The proposed Floor Space Index for the townhouse portion of the development is 1.84. A minimum setback of 6.5 metres, after a widening of the Bayview Avenue right-of-way, would be provided from Bayview Avenue and north and south side yard setbacks of 1.2 and 2.1 metres would be provided. Each townhouse unit would have an integral two-car garage accessed via a shared driveway with the entrance to the driveway from Wilket Road. No visitor parking spaces are proposed on the site. No roof-top patios are proposed.

The proposed detached dwelling lot would have a frontage of 18.29 metres and a lot area of approximately 694 square metres. The gross floor area would be 430.84 square metres, or a Floor Space Index of 0.62. The dwelling would be two-storeys in height with a front yard setback of 7.58 metres. Parking for two cars would be provided in an integral garage with parking for visitors available on the driveway.

**Recent Townhouse Approvals**

The OMB approved a 20 unit townhouse development at 2425-2427 Bayview Avenue notwithstanding Council and City Planning staff's opposition. The OMB decision noted that townhouses at 2425-2427 Bayview Avenue were “an appropriate form of intensification” which was sensitive to the residential area. Council and City Planning staff also opposed an eight-unit townhouse development at 2500 Bayview Avenue however it too was approved by the OMB in May, 2010.

Since the approval by the OMB of the two applications mentioned above, additional applications for townhouses along Bayview Avenue have been filed with the City. An application for townhouses at 6 Baytree Crescent (file no. 12 139054 NNY 25 OZ) was approved by City Council on September 10, 2013. The bill for this development has not yet been enacted pending the issuance of Notice of Approval Conditions for the related Site Plan Control application. Applications for townhouses at 103 and 108 Bayview Ridge were appealed by the applicant and Council directed staff to attend the OMB to oppose the applications in their current form.

These developments which were recently approved by City Council and the OMB are part of the emerging context of the area being considered as part of the review of this application.

**Site and Surrounding Area**

The site is located on the north-east corner of Wilket Road and Bayview Avenue and has an area of approximately two-thousand square metres. Lots in the surrounding area to the
east of the site are large, with a minimum lot frontage requirement of thirty metres. The nearby lots fronting onto Bayview Avenue generally have large front yard setbacks.

The site abuts Irving Paisley Park to the north which includes York Mills Arena. To the south of the site is Wilket Road and then a detached dwelling and then the Armenian Emanuel Church Of The Nazarene. To the east are detached dwellings. To the west is Bayview Avenue and then townhouses under construction at 2500 Bayview Avenue.

While the area is predominately single-detached dwellings, there is a large townhouse development at the north-east corner of Bayview Avenue and York Mills Road. As noted earlier, smaller townhouse developments are under construction at 2425-2427 Bayview Avenue and 2500 Bayview Avenue and City Council recently approved a five-unit townhouse development north of York Mills Road at 6 Baytree Crescent.

**Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

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 be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

**Official Plan**

The Official Plan designates the site as Neighbourhoods which are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Small-scale retail, service and office uses are also permitted. Development in Neighbourhoods is expected to “respect and reinforce” the existing physical character including building typology, size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, should have building types with heights, massing and scale that are appropriate for the site and surrounding area.
Bayview Avenue is identified as a *major street* on Map 3 of the Official Plan. Applications for intensification along major streets in *Neighbourhood* designations are not encouraged. When a more intense form of development is proposed it is expected to respect and reinforce the existing physical character. When a more intense form of development along a major street has been approved, this should not be considered when assessing applications in the interior of the *Neighbourhood*.

**Townhouse Guidelines**

**City-wide Infill Townhouse Guidelines**
The City-wide Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on “protecting streetscapes and seamlessly integrating new development with existing housing patterns”. The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment.

**Bayview Townhouse Design Guidelines**
At City Council's meeting of December 16, 17 and 18, 2013 staff were directed to undertake a study to review the appropriate development framework for lots which abut Bayview Avenue. The study is currently underway and a number of community working group meetings have been held. The applicant's representative has been involved in the working group.

A Status Report was adopted by North York Community Council in August 2014 which outlined draft guidelines for certain lot types, including corner lots, and identified work and analysis which is still required. North York Community Council directed staff to review formal applications in the context of the Guiding Principles and draft guidelines.

**Zoning**
The site is currently zoned One-family Detached Dwelling First Density Zone (R1) by former City of North York Zoning By-law 7625. This zone permits detached dwellings as well as recreational and some institutional uses. Townhouses are not permitted.

The site is zoned RD (f30.0; a1100)(x69) by City of Toronto Zoning By-law 569-2013 which is currently under appeal. This zone requires a minimum lot frontage of thirty metres and a minimum lot area of 1100 square metres. Permitted in this zone are detached dwellings, places of worship, group homes and community centres. Exception 69 details performance standards such as setbacks, balconies and ancillary buildings.

**Site Plan Control**
An application for Site Plan Control under Section 41 of the *Planning Act* was filed in conjunction with this application for rezoning (application 14 187175 NNY 25 SA). The applications will be processed concurrently.
Tree Preservation
City of Toronto by-laws provide for the protection of qualifying trees situated on both City and private property. An Arborist Report was submitted with the application and notes that all but two of the trees on the site need to be removed to accommodate the proposed construction. Staff are currently reviewing the submitted report.

Reasons for the Application
The application is required as the zoning does not permit townhouses on the site. Detached dwellings are the only permitted residential use. The application is also required to permit the proposed dwelling as it does not meet the R1 zoning requirements.

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

- Planning Report
- Draft zoning by-laws
- Site Access Study
- Functional Servicing and Stormwater Management Report
- Phase 1 Environmental Site Assessment
- Geotechnical Investigation
- Arborist Report
- Toronto Green Standards Checklist

A Notification of Incomplete Application issued on July 24, 2014 identified that a Stage 1-2 Archaeological Assessment was required for a complete application.

The outstanding material was submitted on September 15, 2014 and a Notification of Complete Application was subsequently issued on September 22, 2014.

Issues to be Resolved
The study of Bayview Avenue is currently underway to determine appropriate townhouse development guidelines and this application will be reviewed in the context of those emerging guidelines. On a preliminary basis, the following issues have been identified:

- The appropriateness of townhouses at this location on Bayview Avenue
- Whether the proposed number of townhouse units are appropriate
- Whether the proposed height, density, setbacks and landscaping are appropriate
- Whether the proposed townhouse unit widths are appropriate
- The need for a widening of the Bayview Avenue right-of-way
• The need for a storm sewer easement
• Whether a sidewalk should be provided along the Wilket Road frontage
• The need for on-site visitor parking for the townhouse units
• How the storage and pick-up of waste occurs and whether this is appropriate
• Whether the size of the proposed detached dwelling lot is appropriate
• Whether the proposed development standards for the detached dwelling are appropriate
• Does the development proposal appropriately respond to the specific context of Bayview Avenue
• Compliance with the Tier 1 performance measures of the Toronto Green Standard

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

CONTACT
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SIGNATURE

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Allen Appleby, Director
Community Planning, North York District

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

Site Plan
Applicant's Submitted Drawing
Not to Scale
03/22/2014

2 Wilket Road

File # 14 187157 NNY 25 OZ
Attachment 4: Application Data Sheet

Application Type: Rezoning
Application Number: 14 187157 NNY 25 OZ
Details: Rezoning, Standard
Application Date: July 9, 2014

Municipal Address: 2 WILKET ROAD
Location Description: PLAN 5382 LOT 1 **GRID N2504
Project Description: Application to develop a 7-unit townhouse development and one single detached dwelling.

Applicant: GOLDBERG GROUP
Agent: 2362277 ONTARIO INC.
Architect: Owner:

PLANNING CONTROLS
Official Plan Designation: Neighbourhoods
Zoning: R1
Height Limit (m): 9.5
Site Specific Provision:
Historical Status:
Site Plan Control Area: Y

PROJECT INFORMATION
Site Area (sq. m): 2012.06
Height: Storeys: 3
Frontage (m): 18.29
Metres: 12.65
Depth (m):
Total Ground Floor Area (sq. m): 764.58
Total Residential GFA (sq. m): 1566.59
Parking Spaces: 16
Total Non-Residential GFA (sq. m): 0
Loading Docks 0
Total GFA (sq. m): 1566.59
Lot Coverage Ratio (%): 38
Floor Space Index: 0.78

DWELLING UNITS
Tenure Type: Condo, Freehold
Above Grade Below Grade
Rooms: 0 Residential GFA (sq. m): 1566.59 0
Bachelor: 0 Retail GFA (sq. m): 0 0
1 Bedroom: 0 Office GFA (sq. m): 0 0
2 Bedroom: 0 Industrial GFA (sq. m): 0 0
3 + Bedroom: 8 Institutional/Other GFA (sq. m): 0 0
Total Units: 8

FLOOR AREA BREAKDOWN (upon project completion)

CONTACT: PLANNER NAME: Guy Matthew, Planner
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