

35 Wabash Avenue - Zoning Amendment Application - Preliminary Report

Date:	October 20, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	15-195121 STE 14 OZ

SUMMARY

This application proposes a 4-storey apartment building containing 62 dwelling units and 65 vehicle parking spaces in one underground level at 35 Wabash Avenue.

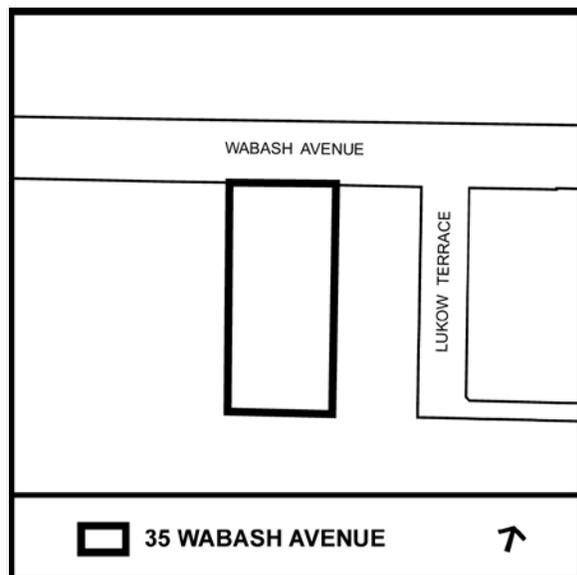
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Planning staff have circulated the application to other City departments for review and comment. Staff recommend that a community consultation meeting be scheduled for the fourth quarter of 2015. Staff anticipate submitting a final report on the application to Community Council in the second quarter of 2016. This target date assumes the applicant will provide all required information 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 35 Wabash 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

A rezoning application was submitted for this site in December 2009 to permit a 14-unit townhouse development with a maximum height of 12.2 metres. Community meetings for the application were held on February 18, 2010 and May 9, 2013. The applicant decided not to pursue the application further and the file was subsequently closed.

Pre-Application Consultation

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

A pre-application community consultation meeting was held on January 15, 2015. The community raised concerns related to traffic, the height of the proposed building, and associated light, view and privacy impacts on adjacent properties. No significant changes were made to the proposal as a result of this feedback.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 4-storey (13.65 metres to top of the main roof, 16.5 metres to top of enclosed rooftop staircases) residential apartment building at 35 Wabash Avenue. The total gross floor area of the proposed building is 7,059 square metres, all of which is residential, resulting in a floor space index of 2.66 times the lot area.

The application is proposing 62 residential units consisting of 31 1-bedroom units (50%), 25 2-bedroom units (40%) and 6 3-bedroom units (10%). The proposal also includes 65 parking spaces (59 residential spaces and 6 visitor spaces) and 62 bicycle parking spaces (56 residential spaces and 6 visitor spaces) in 1 underground level.

The main pedestrian access to the building is from Wabash Avenue with a residential lobby facing the street. Vehicular access is proposed from a driveway off Wabash Avenue along the west end of the site to an internalized loading area at grade and a ramp leading to the underground parking level.

The proposed building is set back 1.33 metres from Wabash Avenue and 6 metres from the rear (south) property line. A 1.5 metre wide landscaped planter is provided along the south lot line within the 6 metre setback and the remainder is occupied by private amenity terraces. The proposed building has no setbacks from the east and west property lines for the depth of the units facing Wabash Avenue (11.7 metres along the east side and 14.6 metres along the west side). The remainder of the building is setback 5.5 metres from the east and west property lines with common and private terraces and walkways within the setbacks.

A total of 63.5 square metres (1.02 m²/unit) of indoor amenity space and 59.7 square metres (0.96 m²/unit) of outdoor amenity space are proposed on the ground floor.

Site and Surrounding Area

The site is located on the south side of Wabash Avenue, between Sorauren Avenue and Lukow Terrace. It is rectangular in shape and has an area of approximately 2,650 square metres. The site has 34 metres of frontage on Wabash Avenue and a depth of 77 metres.

The site is currently vacant and was previously occupied by a two-storey industrial building that was demolished in 2010.

Surrounding the site are:

- South: A series of 1-1/2 to 3-storey detached, semi-detached and rowhouse dwellings fronting onto Wright Avenue. To the southwest of the site, at the corner of Sorauren and Wright Avenues, are several 2-storey apartment buildings and 3-storey mixed use buildings with commercial at grade.
- West: A 2-storey industrial building fronting onto Wabash Avenue, and further west is Charles G. Williams Park, which extends south to Wright Avenue. To the south of the park, along the east side of Sorauren Avenue, is a 4-storey industrial building.
- North: Wabash Avenue, beyond which is Sorauren Park. Immediately to the east of the park is a vacant 3-storey industrial building at 40 Wabash Avenue, which will be converted into the future Wabash Community Centre. Further north is a 3-storey loft building at 345 Sorauren Avenue.
- East: A 20-unit residential development fronting on Lukow Terrace. The development includes 10 detached dwellings fronting on the west side of Lukow Terrace and 10 semi-detached dwellings fronting on the east side of Lukow Terrace. The detached dwellings back onto the subject site and include garages and a private lane to the rear, immediately adjacent to the subject site. The dwellings are set back a minimum of 14 metres from the mutual property line.

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. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy 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. 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 subject property is designated *Neighbourhoods* within the Toronto Official Plan on Map 18 – Land Use Plan. These neighbourhoods are considered stable areas made up of a variety of lower-scale dwelling types, including interspersed walk-up apartment buildings of 4-storeys or less. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual, and generally “fit” the existing physical character.

Infill development policies are outlined in Policy 4.1.5. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and location of lots;
- height, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open spaces;
- continuation of special landscape or built-form features that contribute to the unique physical character of the neighbourhood; and
- 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 the neighbourhood.

The Official Plan provides the following criteria for infill development on properties that vary from the local pattern in terms of lot size, configuration, and/or orientation in established residential *Neighbourhoods* (Policy 4.1.9) to ensure that new development will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for the 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 when 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.

As part of the ongoing Official Plan review, an amendment to Policy 4.1.9 is proposed. A key part of the amendment states that in situations where infill development can replicate the existing prevailing lot pattern to respect and reinforce the existing physical character of the geographic neighbourhood, the infill development application will be reviewed through the application of Policy 4.1.5.

Zoning

The subject lands are zoned I1 D2 under the City of Toronto Zoning By-law 438-86, as amended. The subject site permits a range of non-residential uses such as parks, places of worship and general institution with a maximum total non-residential density of 2.0 times the area of the lot and a maximum height of 14.0 metres. The site is not included within the area subject to Zoning By-law 569-2013.

Site Plan Control

The proposed development is subject to site plan approval. A site plan application has been submitted in conjunction with the zoning amendment application.

Tree Preservation

An Arborist Report was submitted as part of this application. It indicates that there are 9 private trees on and within 6 metres of the site, and recommends that five of the trees be removed while the other four will be retained. Due to excavation of the entire footprint of the subject lands for the parking garage, the report suggests that the planting of replacement trees will not be possible. This report is under review by Urban Forestry staff.

Reasons for the Application

The proposed residential use is not permitted by the Zoning By-law and the building exceeds the maximum height of 14 metres by approximately 0.3 metres. In addition,

there are deficiencies with the proposed indoor and outdoor amenity space, the number of resident and visitor vehicular parking spaces, and the dimension of the parking spaces, among other technical issues.

Additional areas of non-compliance with the zoning may be identified through the review of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Arborist Report and Tree Preservation Plan
- Planning and Urban Design Rationale Report, including a Community Services and Facilities Study
- Stormwater Management Report
- Functional Servicing Report and Site Servicing and Grading Plan
- Sun/Shadow Study
- Toronto Green Development Standards Checklist
- Urban Transportation Considerations Report

A Notification of Complete Application was issued on August 24, 2015.

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

1. Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
2. Conformity with Official Plan policies, particularly with respect to the *Neighbourhoods* and built form policies;
3. Conformity with the emerging policy direction resulting from the Official Plan review of the *Neighbourhoods* policies;
4. Other built form and massing issues including, but not limited to: height, setbacks, stepbacks, light penetration and privacy;
5. Deficiency of street trees and on-site landscaping;
6. Deficiency of visitor parking; and
7. Deficiency of indoor and outdoor amenity space.

Parkland

The *Planning Act* enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. For residential uses, the site is subject to a 5% parkland dedication, or if the site is located within a Parkland Acquisition Priority Area, the amount of conveyance is determined by the overall site size. The subject site is located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007. The applicant will be required to satisfy the parkland dedication requirement through cash-in-lieu.

Toronto Green Standards (TGS)

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

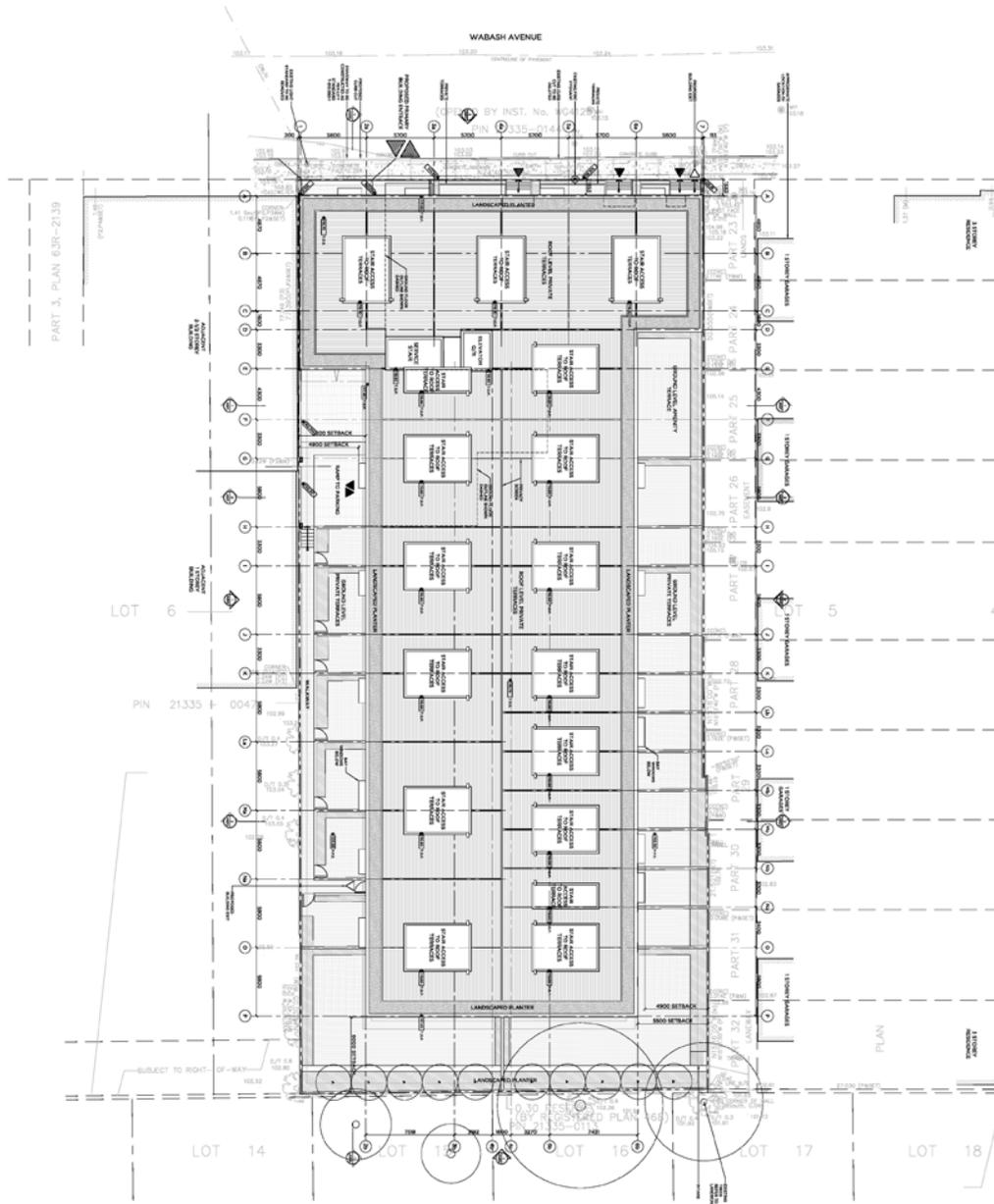
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2A: East and West Elevations
Attachment 2B: North and South Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

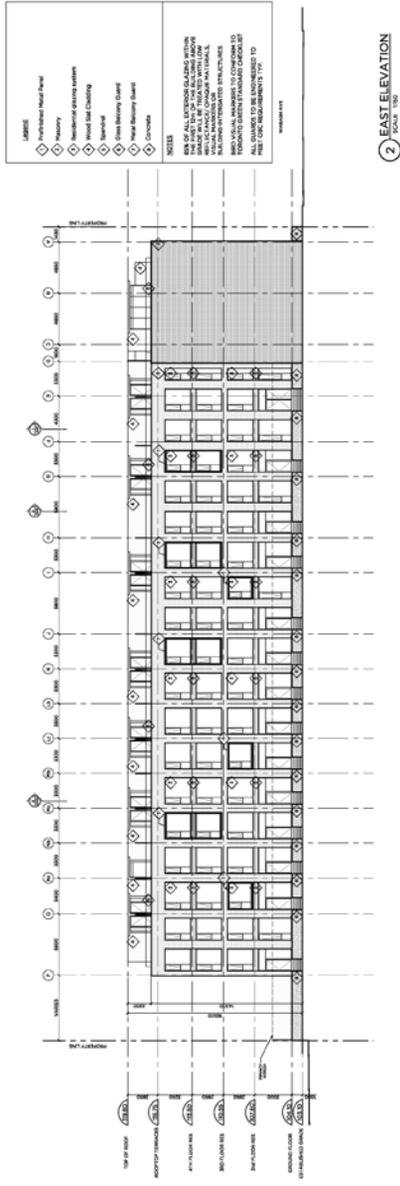
Applicant's Submitted Drawing

Not to Scale 
03/08/2015

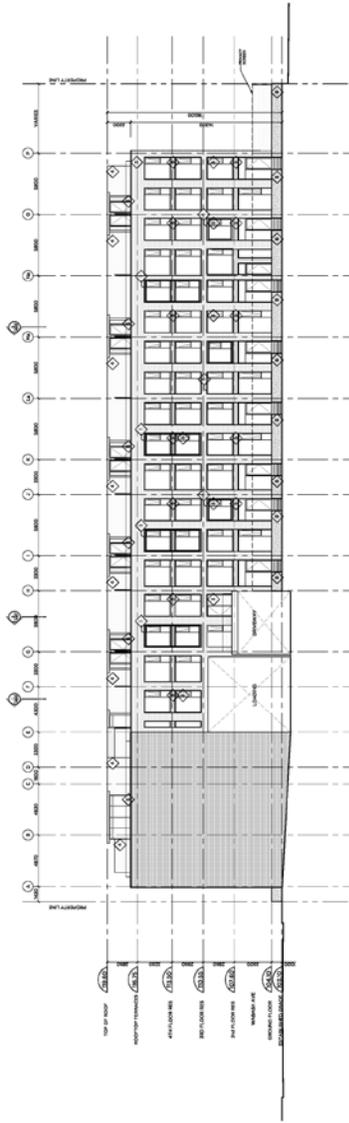
35 Wabash Avenue

File # 15_195121 STE 32 0Z

Attachment 2A: East and West Elevations



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

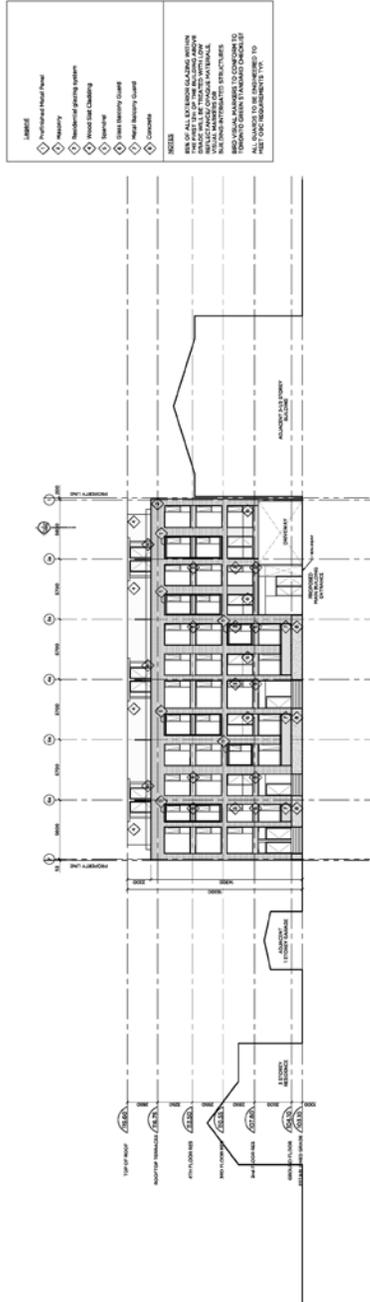


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

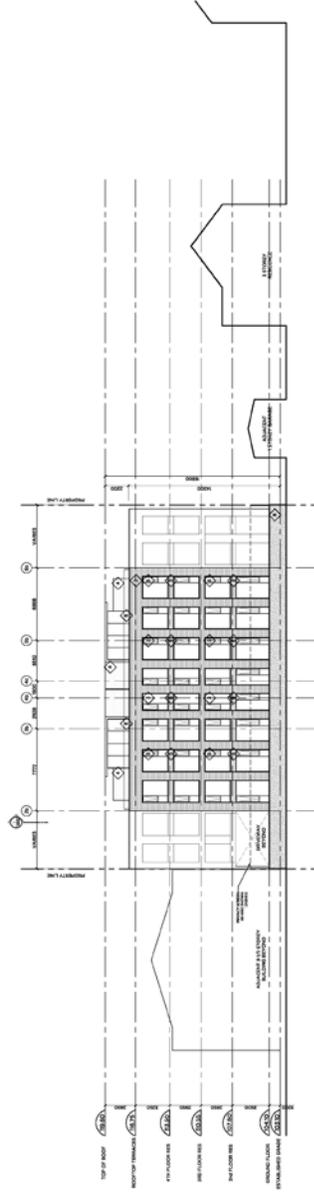
Elevations
 Applicant's Submitted Drawing
 Not to Scale
 02/10/2015

35 Wabash Avenue
 File # 15 195121 STE 14 0Z

Attachment 2B: North and South Elevations



2 NORTH ELEVATION
SCALE: 1/8\"/>



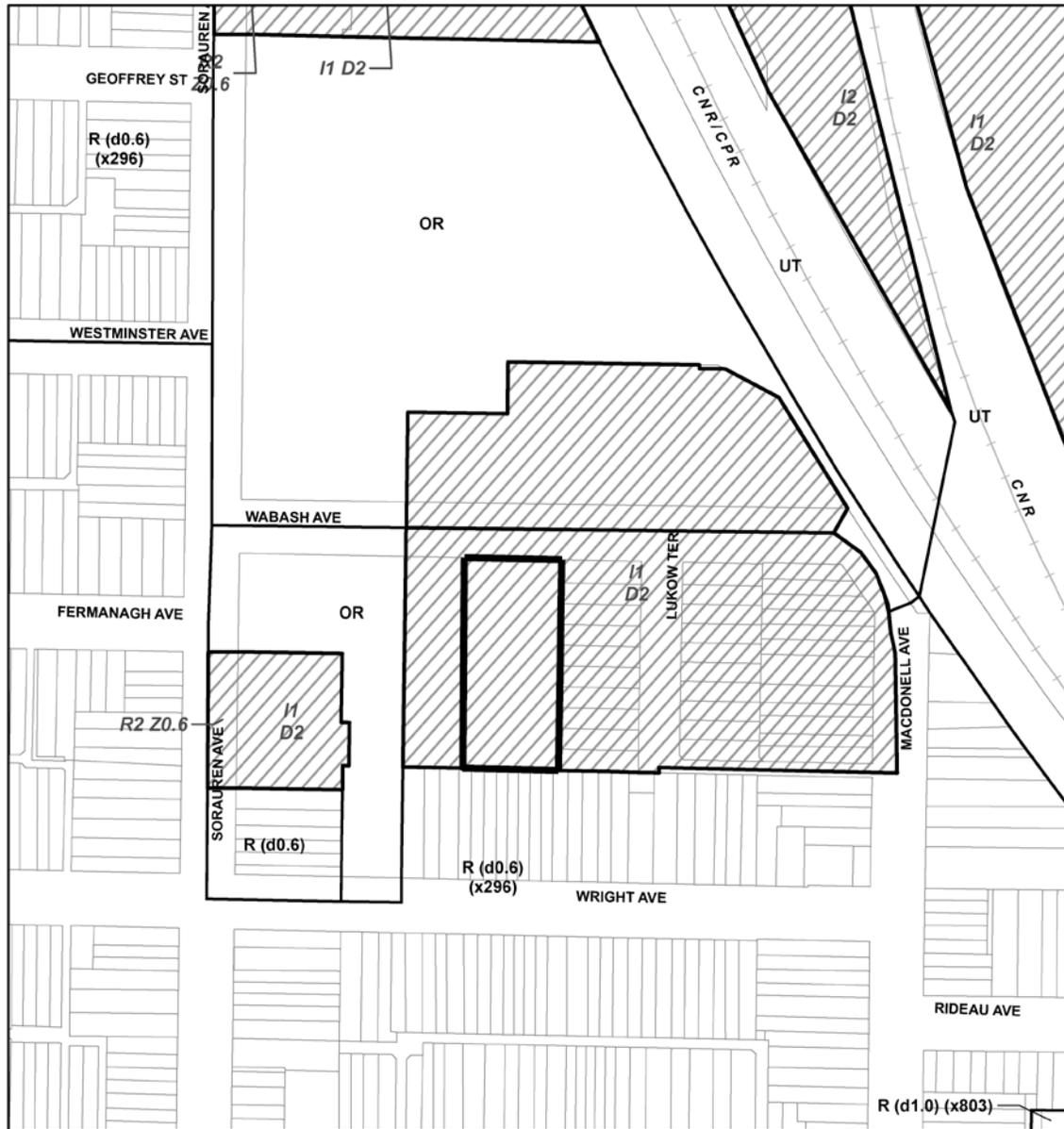
1 SOUTH ELEVATION
SCALE: 1/8\"/>

35 Wabash Avenue

Elevations
Applicant's Submitted Drawing
Not to Scale
02/10/2015

File # 15 195121 STE 14 0Z

Attachment 3: Zoning



35 Wabash Avenue



Zoning By-law 569-2013

File # 15_195121 STE OZ



Location of Application



See Former City of Toronto Bylaw No. 438-86

R Residential
OR Open Space Recreation

UT Utility and Transportation

I1 Industrial District
I2 Industrial District
R2 Residential District



Not to Scale
Extracted: 10/01/2015

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 195121 STE 14 OZ
Details	Rezoning, Standard	Application Date:	July 22, 2015
Municipal Address:	35 WABASH AVE		
Location Description:	PLAN 1256 PT LOT 5 **GRID S1403		
Project Description:	Zoning by-law amendment and site plan approval to permit a four-storey, 62-unit residential building.		

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc.		Raw Design Architects	35 Wabash Avenue Holdings Ltd

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	I1 D2	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2732	Height:	Storeys:	4
Frontage (m):	34.38		Metres:	16.5
Depth (m):	77.12			
Total Ground Floor Area (sq. m):	1509			Total
Total Residential GFA (sq. m):	7059		Parking Spaces:	65
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	7059			
Lot Coverage Ratio (%):	55			
Floor Space Index:	2.6			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	31
2 Bedroom:	25
3 + Bedroom:	6
Total Units:	62

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	7059	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT: PLANNER NAME: Avery Carr, Planner
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