

1030 and 1040 Islington Avenue - Zoning By-law Amendment Application - Final Report

Date:	February 4, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	13 274561 WET 05 OZ

SUMMARY

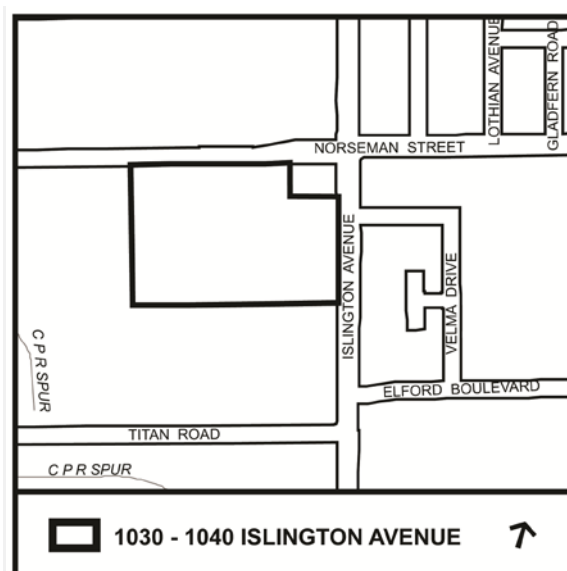
This application proposes to amend the former Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 to permit 176 residential townhouse units on the easterly portion of the site and a 4,024 m², industrial building with 25 units on the westerly portion of the site at 1030 and 1040 Islington Avenue. Also associated with the proposal is a Draft Plan of Subdivision application to create 5 blocks and three new public streets through the residential portion of the site, one of which would provide a new street connection between Islington Avenue and Norseman Street. Draft Plan of Subdivision Approval was granted by the Chief Planner and Executive Director, City Planning on January 16, 2015.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 for the lands at 1030 and 1040



Islington Avenue substantially in accordance with the draft Zoning By-law Amendments to be provided in a Supplementary Report from the Director, Community Planning, Toronto and East York District on or before the February 23, 2016 meeting of the Etobicoke York Community Council.

2. Prior to site plan approval, the owner shall construct and implement noise abatement measures as described in the Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated December 11, 2013 to the satisfaction of the Executive Director, Engineering and Construction Services.
3. Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the *Planning Act*, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement to be registered on title to the lands at 1030 and 1040 Islington Avenue, in a manner satisfactory to the City Solicitor to secure the following matters at the owner's expense:
 - a. An indexed cash contribution of \$325,000.00 to be paid to the City prior to the earlier of site plan approval or issuance of the first above-grade building permits, to be allocated in Ward 5 Etobicoke-Lakeshore, generally as follows:
 - i. \$320,000.00 towards streetscape improvements along The Queensway between Islington Avenue and Royal York Road; and
 - ii. \$5,000.00 towards capital improvements to Fairfield Park.

The cash contribution identified in '4.a.' above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto from the date of execution of the Section 37 Agreement to the date of payment, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

In the event the cash contributions referred to '4.a.' above have not been used for the intended purposes within three (3) years of the By-law coming into full force and effect, the cash contributions may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

- b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:
 - i. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and

27, 2009 through the adoption of Item PG32.3 of the Planning and Growth Management Committee; and

- ii. The owner shall implement, provide and thereafter maintain noise attenuation measures as detailed in the Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd. dated December 11, 2013, prior to the earlier of site plan approval or issuance of an above-grade building permit for any of Buildings 4, 5, 12, 13, 14, 20, 21, and 22, to the satisfaction of the Executive Director, Engineering and Construction Services.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2010, Zoning By-law Amendment and Draft Plan of Subdivision applications were submitted to permit a 250-unit stacked townhouse development on the eastern portion of the site and a 5,250 m² industrial building on the western portion of the site with a public street separating the residential and industrial uses that would connect Islington Avenue and Norseman Street. The Zoning By-law Amendment application was approved by City Council at its meeting of November 29 and 30, 2011 subject to the owner fulfilling a number of conditions prior to the enactment of the By-law. At the same meeting, the Chief Planner advised of the intention to approve the Draft Plan of Subdivision. However, as the conditions of approval were not satisfied, the implementing Zoning By-law was never enacted and approval of the Draft Plan of Subdivision was not issued.

The City Council decision and staff report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY11.6>

In February 2013, the site was sold to Tiffany Park Homes (Islington) Ltd., a joint venture between Graywood Developments Ltd. and Tiffany Park Homes. The new landowner has revised the previously approved development concept for the site necessitating the need for the submission of the subject Zoning By-law Amendment application. A revised Draft Plan of Subdivision drawing reflecting the modified development proposal was also submitted and was approved by the Chief Planner and Executive Director, City Planning on January 16, 2015.

On February 25, 2014 Etobicoke York Community Council adopted a Preliminary Report for the subject application. The report provided background information on the proposal, and recommended that a community consultation meeting be held and that notice be given according to the regulations of the *Planning Act*. The Preliminary Report is

available at: <http://www.toronto.ca/legdocs/mmis/2014/ey/bgrd/backgroundfile-66481.pdf>

Pre-Application Consultation

A number of pre-application consultation meetings and discussions were held with the applicant to discuss the proposal, the processing of the applications, submission requirements as well as various issues related to the development. These issues included the provision of public streets versus private streets, site servicing, unit widths, site grading, noise mitigation measures, unit/block design and orientation to the streets.

ISSUE BACKGROUND

Proposal

The applicant is proposing to rezone the easterly portion of the site from Class 1 Industrial (I.C1) to Group Area Fourth Density (R4G) and Residential Townhouse (RT) to permit residential uses. For the west portion of the site, the applicant is proposing to amend the existing Class 1 Industrial Zoning to Employment Light Industrial (EL) under City of Toronto Zoning By-law 569-2013 and amend the permitted uses and applicable performance standards to permit a 25-unit industrial building.

The revised proposal for the site is generally consistent with the previous development concept approved by City Council in 2011, being townhouse uses on the majority of the site and industrial uses on the west portion of the site with a public street between the two areas providing a connection between Norseman Street and Islington Avenue. Changes proposed in this application include reducing the total number of residential units from 250 to 176, the elimination of underground parking, the introduction of three new public streets and modifications to the residential unit type and block pattern to facilitate at-grade townhouse units which front onto and are accessed from the proposed public streets (see Attachment 1: Site Plan).

The 176 at-grade residential townhouse units are proposed within 24 building blocks on the east portion of the site. Each building block is proposed to contain between six and nine townhouse units. The proposed site layout would result in all townhouse units fronting a public street, such as Islington Avenue, Norseman Street or one of the three new public streets proposed for the site. All units are proposed to be three-storeys (12.4 m) in height. Approximately 70 units are proposed to be 6 m and 7 m wide with garages located in the front of the units and accessed from one of the new public streets. The remaining 106 units are proposed to be 4.3 m wide with garages located at the rear of the units and accessed from 9 m wide private lanes.

Each unit would contain outdoor amenity space either in the form of rear yards for the 6 m wide units or front and/or rear balconies for the 4.3 m and 7 m wide units.

A 4,024 m², 25-unit industrial building is proposed along the rear (west) limit of the site fronting a proposed public street. The building is proposed to be two-storeys (13.5 m) in height and is shaped in an "L" configuration with the easterly portion of the building

extending along the south limit of the site. The application proposes to remove industrial uses from the zoning that could have an adverse impact on the proposed residential uses such as noise, traffic, odour and other contaminants. Proposed uses would be limited to light industrial, warehouses and office uses that are compatible with the proposed residential uses to the east. Access to the industrial block is proposed from Norseman Street and the proposed public Street 1. Truck access and loading would be located at the rear of the building and vehicle parking is proposed at the front of the building. Landscaped areas are proposed along the Norsemen Street frontage and the parking area adjacent to the proposed public Street 1.

The development concept proposes three new public streets that would separate the residential and industrial uses and provide street address and access to the proposed residential development blocks. Street 1 is proposed to be 18.5 m in width and would extend from Islington Avenue along the south end of the site up to Norseman Street at the northwest corner of the site, separating the proposed residential and industrial blocks. The proposed alignment for Street 1 is generally consistent with that approved through the Draft Plan of Subdivision application for the previously approved development.

Streets 2 and 3 would be new 16.5 m wide public streets that would define and serve the proposed residential development blocks. These streets would connect to each other and to Street 1 to achieve a connected local street network for the development. The development concept also proposes two private lanes which would be connected to and accessible from either Street 1 or Street 2. These lanes would provide access to those blocks which propose rear garages.

The development has been designed to incorporate a number of noise mitigation measures to acoustically screen the proposed residential uses from the industrial properties to the west and the commercial uses to the south. The industrial building would be a minimum of 13.0 m in height to buffer noise from the industrial properties to the west. The 7 m wide townhouse units in Buildings 6 and 7 have been designed without windows on the rear (south) façade and are proposed to be located along the southern periphery of the site with a minimal 0.6 m setback to buffer noise from the commercial uses to the south. Building 6 would be connected to the industrial building by a 9.0 m high noise attenuation wall to further screen the interior of the site from adjacent noises sources.

Site and Surrounding Area

The 5 ha site is rectangular in shape, flat and currently vacant. It is located on the southwest corner of Islington Avenue and Norseman Street but does not include the small commercial site on the corner which is occupied by a one-story bank building with a drive-through. Surrounding land uses include:

North: One-storey industrial buildings many of which have incorporated commercial uses, including a four-storey self-storage facility directly across Norseman Street from the site.

South: Retail, service and commercial uses including a “No Frills” supermarket.

East: A low rise residential neighbourhood comprised of detached residences as well as Norseman School, which is a large Junior / Middle school with an integrated community centre.

West: Industrial uses, including the "Polytainers" food container manufacturing plant that abuts the western edge of the site.

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 by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan, Map 15 – Land Use Plan designates the property as *Mixed Use Areas* (for the larger approximately 3.6 ha east portion of the property fronting Islington Avenue) and as *Employment Areas* (for the smaller approximately 1.4 ha west portion of the site).

Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. They are intended to absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

The Official Plan sets out development criteria for *Mixed Use Areas*. Among other criteria, *Mixed Use Areas* will:

- Provide for new jobs and homes for Toronto's growing population;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;

- Locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors; and
- Provide indoor and outdoor recreation space for existing and future area residents.

The development criteria contained in the *Mixed Use Areas* policies are supplemented by 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 is located, organized and massed to fit with its existing and/or planned context to improve safety while limiting impacts on neighbouring streets, parks, open spaces and properties.

Employment Areas are places of business and economic activity which consist of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses and restaurants and small-scale stores and services that serve area businesses and workers.

The development criteria for *Employment Areas* require that development:

- Support the economic function of the *Employment Areas* and the amenity of adjacent areas;
- Provide adequate parking and on-site loading;
- Mitigate the effects of noise, vibration, dust, odours or particulate matter that will be detrimental to other business or the amenity of neighbouring areas;
- Provide landscaping on the front yard and any flanking yard and adjacent to any public parks and open space to create an attractive streetscape and screen parking, loading and service areas; and
- Treat the boundary between *Employment Areas* and residential lands with landscaping, fencing, or other measures to minimize nuisance impacts.

The Plan also identifies the rear (west) *Employment Areas* designation portion of the site as being within an Employment District on Official Plan Map 2 – Urban Structure. To promote and protect Employment Districts, Policy 2.2.4.6 of the Plan states that "Development adjacent to or nearby Employment Districts will be appropriately designed, buffered and/or separated from industries as necessary to mitigate adverse effects from noise, vibration, traffic, odour and other contaminants, and to promote safety and security". The status of the Employment Districts overlay on the lands is discussed in the Official Plan and Municipal Comprehensive Review section below.

Official Plan and Municipal Comprehensive Review

Prior to the commencement of the Municipal Comprehensive Review (MCR), the site had two Official Plan designations, being *Mixed Use Areas* and *Employment Areas* as discussed above. The portion of the site that is designated as *Employment Areas* was reviewed as part of the MCR and at its meeting on December 16, 2013, City Council approved Official Plan Amendment 231 (OPA 231), which recommended that this

portion be designated as *Core Employment Areas*. Given that OPA 231 is currently under appeal, the in-force designation of *Employment Areas* applies to the site.

Zoning

The property is zoned Class 1 Industrial Zone (I.C1) under the former Etobicoke Zoning Code. This zoning permits a mix of light industrial, commercial and recreational uses including medical offices, warehousing, community centres, athletic fields, daycares, professional or administrative offices, restaurants, banks, servicing/repair operations, automobile service stations, car washes, public garages, vehicle sales and rental establishments and manufacturing operations, excluding those involving the use of paint and/or varnish, fuel oil storage-yards, asphalt operations and cement works.

On May 9, 2013 City Council enacted City-wide Zoning By-law 569-2013 currently under appeal to the Ontario Municipal Board. The lands were subject to an active development application at the time of enactment of the new Zoning By-law and therefore, the new Zoning By-law does not apply to the lands. However, as the Zoning By-law Amendment associated with the previous development application was never enacted, this application proposes to amend the City-wide Zoning By-law to include the lands in the Zoning By-law.

Site Plan Control

The subject site is in a Site Plan Control Area. A site plan control application is under review for this proposal. Planning staff expect that the Notice of Approval Conditions will be issued shortly after the City Council meeting to consider this application

Draft Plan of Subdivision

A Draft Plan of Subdivision application was submitted with the previous rezoning application for the lands. Draft Approval was not issued as the Zoning By-law to facilitate the previous development was not enacted. The applicant submitted a revised Draft Plan of Subdivision that reflects the current proposal and three new public streets, including the public street connecting Islington Avenue and Norseman Street proposed in the original application. Draft Plan of Subdivision Approval was granted by the Chief Planner and Executive Director, City Planning on January 16, 2015.

Reasons for the Application

An amendment to the former City of Etobicoke Zoning Code is required to permit the proposed residential use on the eastern portion of the site and establish appropriate development standards. An amendment is also required to amend the permitted uses and applicable performance standards to facilitate the proposed industrial building on the western portion of the site.

An amendment to City of Toronto Zoning By-law 569-2013 is required to incorporate the subject site into the City of Toronto Zoning By-law and to establish appropriate use categories and development standards.

Community Consultation

A Community Consultation Meeting was held on March 18, 2014 to provide residents and business/property owners with an opportunity to review and comment on the application. In attendance was the Ward Councillor, City staff, the applicant and their consultants and approximately 25 persons. The residents were generally supportive of the development. The issues raised are summarized as follows:

- Increase in traffic that would result from the development; turning traffic onto Islington Avenue would worsen traffic flow;
- Construction impacts, particularly noise, dust, and construction-related traffic; and
- Ability of local schools, which are perceived to be overcrowded, to absorb students from the proposed development.

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 Zoning By-law standards.

COMMENTS

The site is located at the edge of a large and thriving industrial area to the west and north, a commercial area to the south and a stable residential community to the east, across Islington Avenue. The application reflects this and assists in establishing an appropriate transition between the various land uses. The north-south section of public Street 1 assists this by creating a physical separation between the on-site employment and residential areas.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement. The proposal supports the policy objectives of focusing growth in existing settlement areas (intensification). The development promotes efficient land use, reduces land consumption related to residential development and utilizes existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure and to reduce the need to convert rural land to urban uses. It is an example of intensification through redevelopment of an underutilized *Mixed Use Areas* lot in a built-up area. The site is located along Islington Avenue, a major street, and has good access to transit.

Land Use

Rezoning the *Mixed Use Areas* parcel from an industrial to a residential zone would implement the intent of the Official Plan and facilitate the development of the block.

Density and Height

The proposed development results in a net density (excluding the public streets) of approximately 0.71 FSI on the residential portion of the site. The residential development is more intensive than the previous industrial use of the parcel, which is consistent with the *Mixed Use Areas* designation.

Existing houses on the east side of Islington Avenue are almost exclusively single-storey detached homes with a height limit of 9.5 metres. The applicant proposes 3-storey townhouse units and the proposed height for these townhouse blocks is 12.4 metres (see Attachment 2). The proposed industrial building would be 13.5 metres in height. Planning staff are of the opinion that the proposed building heights are complementary to the surrounding existing and planned neighbourhood.

Site Organization, Layout and Massing

The proposed residential buildings are designed to frame the existing and newly proposed public streets and private lanes. The blocks along Islington Avenue would be setback approximately 5.6 metres from the property line, to allow for a generous landscaped front yard, some privacy and an accessible and safe street edge along Islington Avenue.

The proposed street and block patterns are consistent with the grid pattern of the existing neighbourhood. The public streets would have continuous sidewalks and street trees to create a consistent appearance and promote a natural flow between the public streets and private lanes.

The built form policies of the Official Plan seek to ensure that new development will be organized to fit within the existing and/or planned context. New development is to frame and support adjacent streets, park and open spaces to improve the safety, pedestrian interest and casual views to these spaces. The application proposes to locate 176 residential townhouses along three public streets. Planning staff are of the opinion that the proposal is compatible with the surrounding planned context. The proposal would create a consistent and defined building/street edge along Islington Avenue. The proposed configuration of the new public streets and the siting of buildings parallel to the street would animate and provide views to the adjacent streets and park.

Planning staff are of the opinion that the proposed organization and layout of the site and the massing of the buildings is appropriate.

Vehicular Access and Parking

Given the size of the proposed development, a significant impact on local traffic is not anticipated.

The design of the future public streets is required to comply with the Development Infrastructure Policy Standards (DIPS) for “Minor Local Residential Street” and have a 16.5 metre right-of-way, an 8 metre pavement width and a 2 metre curbside sidewalk on both sides of the public road. The applicant has designed the future public streets to meet

all technical requirements of DIPS. The construction and conveyance of the new public streets will be secured through the Subdivision Agreement.

The proposed dwellings that back onto a rear lane would have access to two parking spaces within an integral garage at the rear of the residential unit. All other dwellings would have one parking space within an integral garage located at the front of the residential unit. The driveway leading to the individual garages could also accommodate one additional parking space. Transportation staff are of the opinion that the proposal provides sufficient parking.

Noise

An Environmental Noise Feasibility Study dated December 11, 2013 was prepared for the proposal by Valcoustics Canada Ltd. Findings of the report state the development, as currently proposed, is feasible with respect to environmental noise and will have no adverse effects on neighbouring properties/operations. The report recommends a number of noise mitigation features that must be included in the development to meet the Ministry of the Environment and Climate Change noise guidelines for transportation and stationary source noise. The noise abatement measures are as follows:

Transportation Noise

- Buildings 8, 23 and 24 require mandatory air conditioning.
- Buildings 1, 2, 9, 11, 18 and 19 require the provision for adding air conditioning.

Stationary Sources

- The industrial building along the westerly boundary must have a parapet roof.
- A 9.0 metre high sound barrier must be provided linking the south end of the industrial building to Building 6.
- The rears of Buildings 6 and 7 must be at the southerly property line.
- Buildings 6 and 7 must be designed with no windows on the southerly facades and on the westerly façade of Building 6.
- A 9.0 metre high sound barrier must be provided linking Buildings 6 and 7.
- A 6.0 metre high wing wall sound barrier must be provided along the southerly property line adjacent to the No Frills loading dock.

Staff have included recommendations in this report to ensure these noise abatement provisions are secured prior to site plan approval. The proposed Section 37 Agreement will further secure these recommendations. Staff are recommending that the noise abatement measures (excluding the mandatory air conditioning units) be required prior to

the earlier of site plan approval or the first above grade building permits for Buildings 4, 5, 12, 13, 14, 20, 21, and 22.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and public property. A Tree Inventory and Preservation Plan Report was submitted with the application. The report indicates that 3 private trees and 16 City-owned trees would be removed. The Planting Plans show a total of 31 new trees to be planted on private property to fulfill private tree compensation planting and 137 new trees on the City road allowance as part of the development. The concurrent Site Plan approval process would secure tree planting and tree removal securities for this development.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS. This obligation will be secured through the Subdivision Agreement and is also recommended to be secured as a legal convenience in the Section 37 Agreement.

Open Space/Parkland

The site is in the third highest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1020-2010. The Residential portion of the development proposal is subject to the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code. For sites that are 1 to 5 hectares in size, a minimum of 5%, to a cap of 15% of the net development site is applied. The industrial component is exempt of parkland dedication requirement. The applicant is proposing to provide the parkland dedication as cash-in-lieu. Parks, Forestry and Recreation staff have advised this proposal is acceptable.

Section 37

Section 37 of the *Planning Act* authorizes a municipality, with appropriate approved Official Plan policies, to pass by-laws increasing the height or density otherwise permitted by a Zoning By-law in return for the provision of community benefits by the applicant. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The provision of appropriate community benefits has been discussed with the Ward Councillor and the applicant has agreed to provide appropriate benefits. It is recommended that these benefits and those identified above be secured in a Section 37 Agreement prior to introducing the necessary Bills to City Council for enactment, to be registered on title. These benefits include:

A. An indexed cash contribution of \$325,000.00 to be paid to the City prior to the earlier of site plan approval or issuance of the first above-grade building permits, to be allocated in Ward 5 Etobicoke-Lakeshore, generally as follows:

- i. \$320,000.00 towards streetscape improvements along The Queensway between Islington Avenue and Royal York Road; and
- ii. \$5,000.00 towards capital improvements to Fairfield Park.

The cash contribution identified in 'A' above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto from the date of execution of the Section 37 Agreement to the date of payment, all to the satisfaction of the Chief Planner and Executive Director, City Planning.

In the event the cash contributions referred to above have not been used for the intended purposes within three (3) years of the By-law coming into full force and effect, the cash contributions may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.

B. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:

- i. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of Item PG32.3 of the Planning and Growth Management Committee; and
- ii. The owner shall implement, provide and thereafter maintain noise attenuation measures as detailed in the Environmental Noise Feasibility Study, prepared by Valcoustics Canada Ltd. dated December 11, 2013, prior to the earlier of site plan approval or issuance of an above-grade building permit for any of Buildings 4, 5, 12, 13, 14, 20, 21, and 22, to the satisfaction of the Executive Director, Engineering and Construction Services.

CONCLUSION

The proposed amendments to the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 are appropriate and represent good planning. The proposed townhouses conform to the Official Plan *Mixed Use Areas* policies. Both the residential and industrial components would be compatible with the existing surrounding

land uses and would provide an appropriate built form transition from the *Mixed Use Areas* designation to the *Neighbourhoods* designation to the east. Further, the development has been designed to incorporate the required noise mitigation measures to acoustically screen the proposed residential uses from the industrial properties to the west and the commercial uses to the south.

CONTACT

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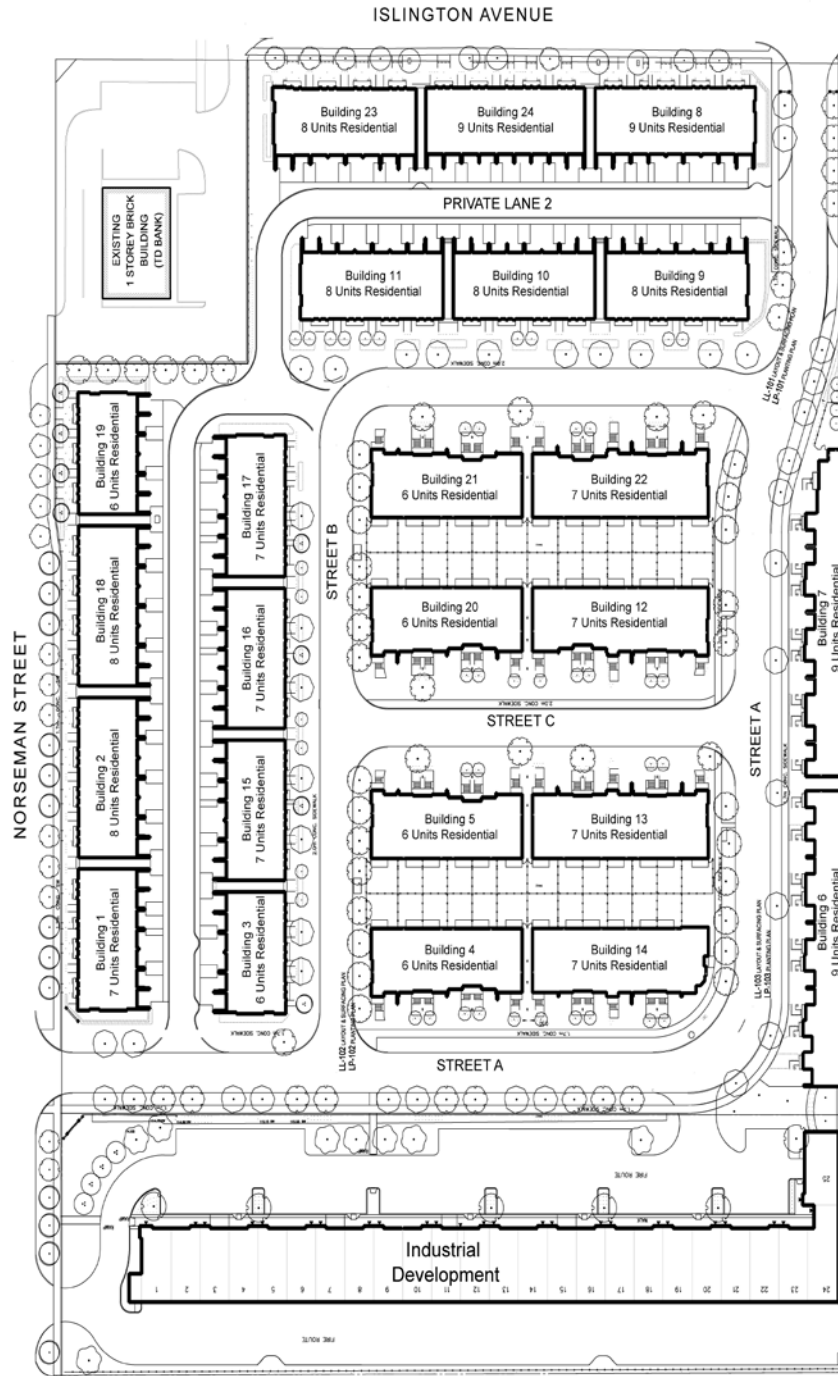
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations - Islington Avenue and Norseman Street
Attachment 3: Elevations - Interior Building 21
Attachment 4: Rendering of Industrial Building
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



1030 & 1040 Islington Avenue

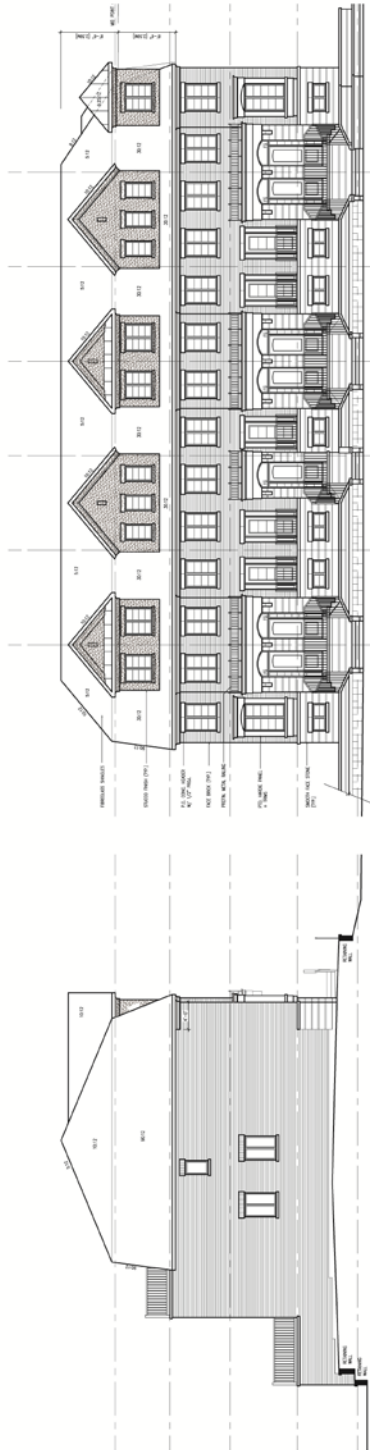
Site Plan

Applicant's Submitted Drawing

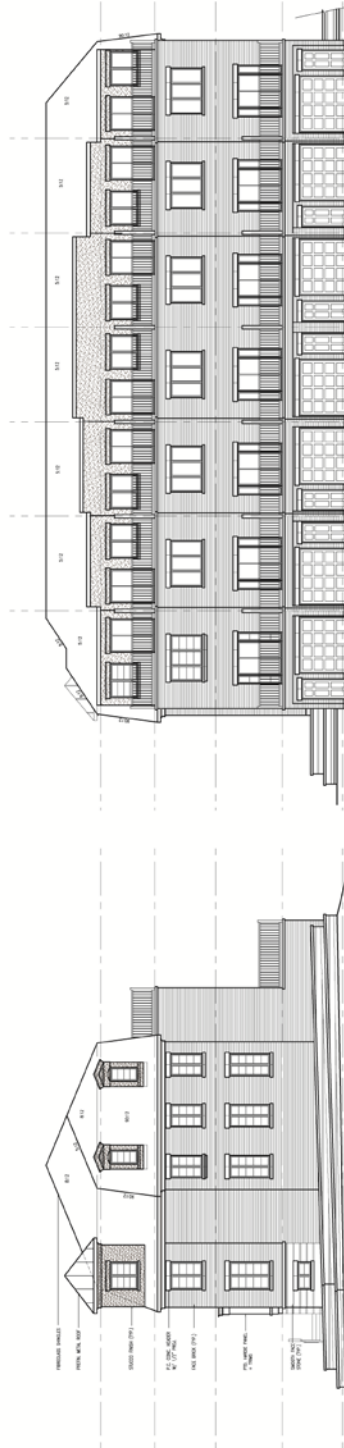
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01/18/2016

File # 13 274561 WET 05 0Z

Attachment 2: Elevations - Islington Avenue and Norseman Street



Front Elevation



Rear Elevation

1030 - 1040 Islington Avenue

Elevations
(Islington Ave. & Norseman St.)
Applicant's Submitted Drawing

Not to Scale
01/20/2014

File # 13 274561 WET 05 02

Attachment 3: Elevations - Interior Building 21



Front Elevation

Flankage Elevation



Rear Elevation

Side Elevation

Elevations
(Building 21)

Applicant's Submitted Drawing

Not to Scale
01/20/2014

1030 - 1040 Islington Avenue

File # 13 274561 WET 05 02

Attachment 4: Rendering of Industrial Building



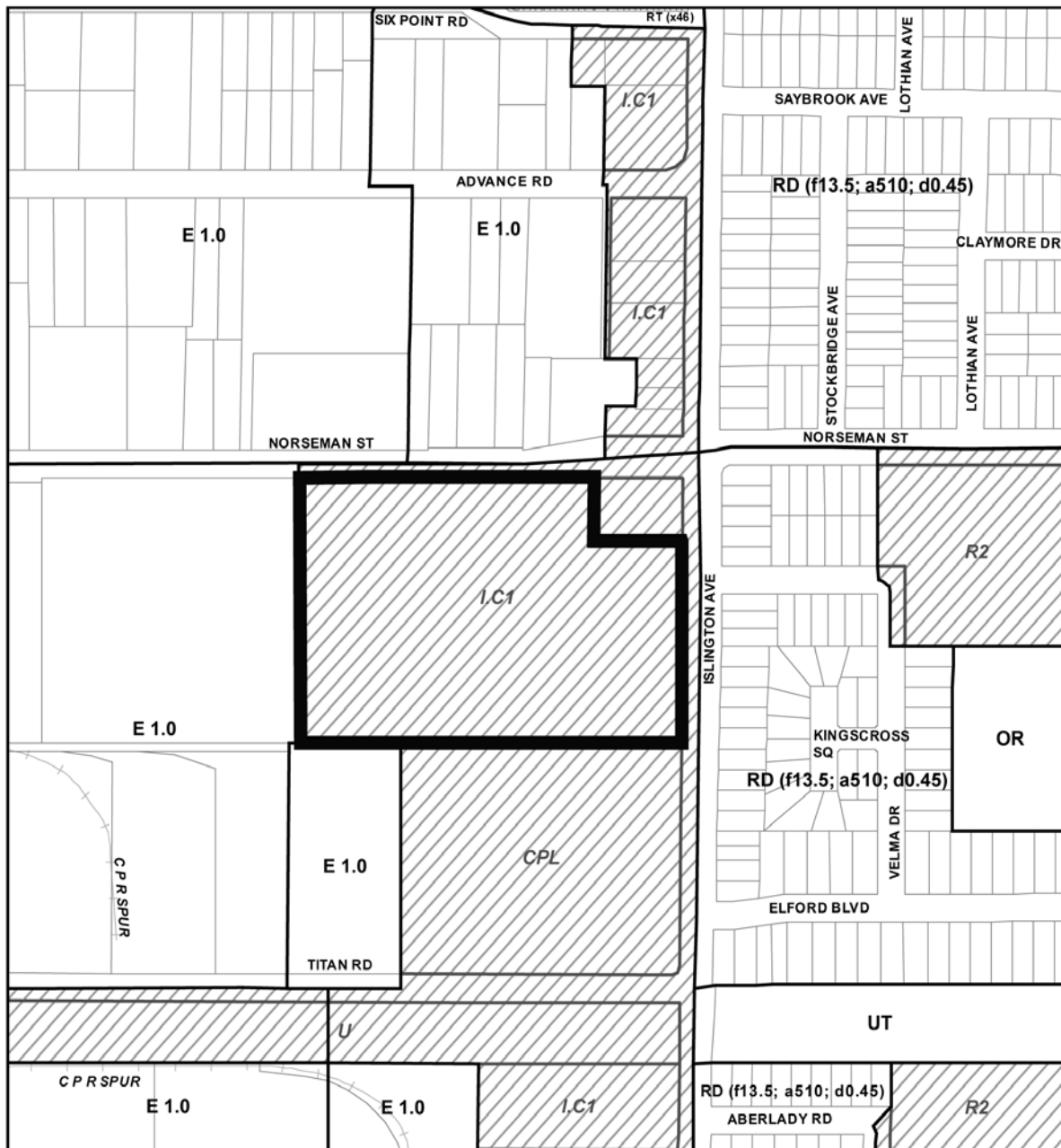
Rendering of Industrial Building Complex
Applicant's Submitted Drawing

Not to Scale
02/02/2016

1030 & 1040 Islington Avenue

File # 13 274561 WET 05 0Z

Attachment 5: Zoning



Toronto City Planning
Zoning

1030 - 1040 Islington Avenue
File # 13 274561 WET 05 02

Location of Application
RD Residential Detached
E Employment Industrial
OR Open Space Recreation
UT Utility and Transportation

See Former Zoning Code of the City of Etobicoke V131
R2 Residential Second Density
CPL Commercial Planned Local
I.C1 Class 1 Industrial
U Utilities

↑
Not to Scale
Extracted 01/18/2016

Attachment 6: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	13 274561 WET 05 OZ
Details	Rezoning, Standard	Application Date:	December 5, 2013
Municipal Address:	1030 and 1040 ISLINGTON AVENUE		
Location Description:	REG COMP PLAN 9875 PT LOT 133 RP 64R11626 PARTS 1 & 2 **GRID W0507		
Project Description:	Proposed amendments to the Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 to permit a 4 024 m ² , 25-unit industrial building on the westerly 1.4 hectare of the subject lands and a 176 unit townhouse development on the remaining 3.6 hectares of the subject lands. Three new municipal roads are also proposed to be constructed.		
Applicant:	Agent:	Architect:	Owner:
TIFFANY PARK HOMES (ISLINGTON) LTD			TIFFANY PARK HOMES (ISLINGTON) LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas/Employment	Site Specific Provision:	n/a
Zoning:	Class 1 Industrial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	50891	Height:	Storeys:	3
Frontage (m):	191		Metres:	12.4
Depth (m):	282			
Total Ground Floor Area (sq. m):	17039			Total
Total Residential GFA (sq. m):	32543		Parking Spaces:	459
Total Non-Residential GFA (sq. m):	4024		Loading Docks	25
Total GFA (sq. m):	36567			
Lot Coverage Ratio (%):	33.4			
Floor Space Index:	0.71			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	32543	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):	4024	0
3 + Bedroom:	176	Institutional/Other GFA (sq. m):	0	0
Total Units:	176			

CONTACT: PLANNER NAME: Travis Skelton, Assistant Planner TELEPHONE (416)-394-8245