150 Bronoco Avenue - Official Plan Amendment and Zoning By-law Amendment Application - Preliminary Report

Date: August 24, 2016
To: Planning and Growth Management Committee
From: Chief Planner and Executive Director, City Planning Division
Wards: Ward 17 – Davenport
Reference Number: P:\2016\Cluster B\PLN\PGMC\PG16116

SUMMARY

This application proposes to redevelop the current industrial lands at 150 Bronoco Avenue with 38 four and five storey townhouses. The development is proposed to contain three blocks of townhouses and provide a total of 46 parking spaces. As proposed, the development would have a floor area of 1.5 times the area of the lands.

This report provides preliminary information on the above-noted application and seeks Planning and Growth Management Committee's directions on further processing of the application and on the community consultation process.

A community consultation meeting is recommended to be held in September of this year, in consultation with the Ward Councillor, with a Final Report and related Public Meeting under the Planning Act, targeted for the second quarter of 2017.

This target assumes that the applicant will provide all required information in a timely manner.

Staff report for action – Preliminary Report - 150 Bronoco Ave 1
RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 150 Bronoco 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 upon resolution of the Ontario Municipal Board appeals of Official Plan Amendment No. 231 respecting Site and Area Specific Policy 154 for the lands known as 150 Bronoco Avenue.

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

DECISION HISTORY
At its meeting of December 16, 17 and 18, 2013, City Council adopted Official Plan Amendment No. 231 to amend the Official Plan of the City of Toronto with respect to the Economic Health Policies and the Policies, Designations and Mapping for Employment Areas.

Official Plan Amendment No. 231 was approved, with minor modifications, by the Minister of Municipal Affairs and Housing on July 29, 2014. The Minister's decision was appealed to the Ontario Municipal Board (OMB). On June 22, 2015 the OMB issued an order partially approving OPA 231. The policies affecting the subject lands, being Official Plan Chapter 7, Site and Area Specific Policy 154, remain under appeal by other landowners. An OMB hearing has yet to be scheduled to address the outstanding appeal on the subject lands.

The OPA 231 and SASP 154 policies would permit employment, place of worship and residential uses within a single use or mixed use buildings, subject to certain conditions, once in effect.

The conditions to be satisfied include: environmental compatibility with employment uses in the building and adjacent area; height, density and massing that respects and reinforces the existing and planned physical character of the adjacent area; and that residential and place of worship uses be located a minimum of 30 metres away from the nearest rail corridor.
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 an Official Plan Amendment and Rezoning to demolish the existing one storey non-residential building and redevelop the lands with 38 townhouses up to five storeys in height clustered into three blocks of townhouse units.

There are a total of 46 parking spaces proposed with 18 spaces being provided through integral garage spaces in Blocks 2 and 3. There is one proposed parking garage block containing 16 parking spaces located along the western lot line, abutting the rail corridor to the west. In addition, 12 surface parking spaces are proposed. Public sidewalks are proposed along Alessia Circle and Bronoco Avenue. An internal driveway is proposed to provide access from Bronoco Avenue through the site to the parking garage, loading and waste collection areas. A garbage room and one Type G loading space is proposed at the southwest corner of the site to service all units (see Attachment 1 – Site Plan).

Block 1 would contain 20 back-to-back townhouses in the interior of the site oriented in a north-south direction with 10 units oriented to the west, facing the proposed single storey parking structure, and 10 units facing easterly towards a proposed courtyard and a second townhouse block (Block 3) beyond (see Attachment 2 – Elevations). Block 1 would be 5 storeys both along the interior courtyard and the proposed parking area. The internal courtyard between Blocks 1 and 3 would be approximately 12 metres wide. The proposed setback from the rail corridor for this block ranges from 17.5 metres at the north to 23 metres at the south end of the block. A crash wall is proposed along the westerly property line behind the garage.

Block 2 would have an east-west orientation along the south lot line abutting Alessia Circle and would contain 8 townhouses with integral garages. Access to the garage parking spaces would be via the proposed interior driveway. The north side of Block 2 would be separated from the side walls of Blocks 1 and 3 by 7.5 metres and 8 metres, respectively. The units within Block 2 are proposed to be 4 storeys.

Block 3 would contain 10 townhouse units oriented to the west, facing the proposed courtyard that separates this block from Block 1. The rear of the townhouses would be aligned along Bronoco Avenue, with integral garages having direct access from this street. There is a 2 metre wide walkway proposed along the north of the site adjacent to Blocks 1 and 3 that would provide access to Bronoco Avenue. With the grading on the site the proposed units in Block 3 would be 5 storeys along Bronoco Avenue and 4 storeys along the proposed interior courtyard.
All the units are proposed as three bedroom townhouses and would have a total of 5,625m² of residential floor area, resulting in a proposed floor space index of 1.5 times the area of the lands (see Attachment 5 - Application Data Sheet).

**Site and Surrounding Area**

The lands are generally located in the northwest quadrant of Rogers Road and Caledonia Road, bounded by Bronoco Avenue to the east, Alessia Circle to the south and the Metrolinx Rail Corridor to the west.

The site is generally rectangular in shape with a land area of 3,731m², an approximate frontage of 65m on Bronoco Avenue along the eastern lot line, a depth of 53.5m on the northern lot line, 60.4m of depth along the south lot line, which abuts the Alessia Circle right-of-way, and a width of 65.8m along the rear lot line that abuts the rail corridor.

The site was recently occupied by a building materials supply business, operating within a single storey building with accessory outdoor storage of materials. This building is proposed to be demolished. Access to the site is via a driveway from Bronoco Avenue.

Surrounding land uses include:

- **North**: Non-residential uses in a one storey building, followed by Summit Avenue, and then a building materials (roofing) operation.
- **South**: Semi-detached dwellings.
- **East**: Single detached and semi-detached dwellings.
- **West**: Rail corridor, followed by single detached and semi-detached dwellings.

**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, by the Planning Act, 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, as the case may be, 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 lands are designated as *Employment Areas* (see Attachment 4 – Official Plan).  

*Employment Areas* are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to these uses, and restaurants and small scale stores and services that serve area businesses and workers.

Official Plan Amendment No. 231 (OPA 231) was adopted by City Council on December 18, 2013 and contains new economic policies and new policies and designations for *Employment Areas* as part of the Official Plan and Municipal Comprehensive Reviews.

OPA 231 was forwarded to the Minister of Municipal Affairs and Housing for approval on January 2, 2014. On July 29, 2014, the Ministry issued a Notice of Decision approving OPA 231 with modifications, and the amendment was appealed to the Ontario Municipal Board. The Board approved some portions of OPA 231 on June 22, 2015. Site and Area Specific Policy 154 (SASP 154) affects the subject lands and would permit residential uses in addition to employment uses, subject to certain criteria being addressed as follows:

"a) Employment, place of worship and residential uses are permitted within single use or mixed use buildings provided that:

i) if the property is designated *Employment Areas*, any building containing a place of worship and/or residential units will provide for a satisfactory environment compatible with any employment uses in the building and adjacent area;

ii) if the property is designated *Neighbourhoods*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic;

iii) the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area; and

iv) residential and place of worship uses are located a minimum of 30 metres from the nearest rail corridor.

b) Despite a) above, hotels are not permitted.”
The decision of City Council and OPA No. 231 can be found at the following links:


While the new SASP 154 is under appeal, the former SASP 154 affecting the lands remains in effect and states:

“A mix of employment and residential uses are permitted provided that:

a) if the property is designated Employment Areas, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area; or

b) if the property is designated as any designation other than Employment Areas, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.”

The application will be reviewed against all the policies of the Official Plan including those in the "Public Realm", “Healthy Neighbourhoods”, "Built Form" and “Public Art" sections of the Plan. Compliance with other relevant policies of the Official Plan including community services, parks and transportation will also be addressed as part of the application review process.

The Official Plan can be viewed at the following link: http://www.toronto.ca/planning/official_plan/introduction/htm.

Zoning
The lands are not included within the City’s harmonized Zoning By-law 569-2013 as the zoning does not comply with the Official Plan direction for this site given that the policies for the site permit both employment and residential. The site remains under the former City of York Zoning By-law No. 1-83.

The former City of York Zoning By-law No. 1-83 zones the lands Prestige Employment (PE), which permits a variety of non-residential employment uses including industrial uses, office uses, ancillary retail and recreational uses. Residential uses are not permitted, which results in an absence of regulations and performance standards related to the proposed residential development.

Site Plan Control
The proposed development is subject to Site Plan Control. A Site Plan application has yet to be submitted.
Reasons for the Application

The amendments proposed to SASP 154 by OPA 231 require residential uses to be set back from the rail corridor by 30 metres. As the proposed residential uses are set back 17.5 metres from the rail corridor, the applicant has submitted an application for an Official Plan amendment.

The proposed development requires an amendment to the former City of York Zoning By-law No. 1-83 to permit the proposed residential use and establish appropriate regulations and performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Urban Transportation Considerations Report;
- Phase 1 Environmental Assessment;
- Draft Phase 2 Environmental Assessment;
- Tree Inventory and Preservation Report;
- Tree Preservation Plan;
- Toronto Green Standard Checklist and Template;
- Noise and Vibration Feasibility Study;
- Stage 1 Archeological Assessment;
- Functional Servicing Report with Site Servicing and Grading; and
- Derailment Protection Report.

A Notification of Complete Application was issued on June 14, 2016.

Issues to be Resolved

Based on a preliminary review of the proposal, the below issues/concerns have been identified.

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- resolution of the appeal of OPA 231 as it relates to the subject lands;
- conformity with all applicable Official Plan policies;
- the appropriateness of residential uses as proposed;
- the appropriateness of the building typology proposed;
- the appropriateness of the separation distances between the blocks;
- conformity to the Design Guidelines for Infill Townhouses;
- parkland requirements;
- site layout, organization, form, scale, massing and density of the proposal;
- separation distance for the development from the rail corridor;
- other built form and massing issues related to, but not limited to: light, view, privacy and shadow;
- provision of appropriate mitigation measures to protect the proposed residential uses from any potential noise, vibration, odour and air particulate impacts in compliance with the MOECC Guidelines;
- provision of appropriate mitigation measures to address the adjacent rail corridor, including, but not necessarily limited to building setbacks, berms and fencing;
- assessment of traffic and transportation impacts;
- identification and resolution of any potential site environmental issues;
- appropriate servicing infrastructure to support the proposed development; and
- review of the Toronto Green Standard Checklist and Template for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

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

**Application Type:** Official Plan Amendment & Rezoning  
**Application Number:** 16 154617 WET 17 OZ  
**Application Date:** May 12, 2016

**Municipal Address:** 150 BRONOCO AVENUE  
**Location Description:** PLAN 1726 PT BLK A **GRID W1701  
**Project Description:** Proposed amendments to the Official Plan and former City of York Zoning By-law to permit the development of 38 townhouse units within three blocks.

**Applicant:** I2 DEVELOPMENTS (BRONOCO) INC  
**Agent:** Architecture Unfolded  
**Architect:** MICHAEL MELARAGNO  
**Owner:**

**PLANNING CONTROLS**

- **Official Plan Designation:** Employment Areas  
- **Zoning:** Prestige Employment (PE)  
- **Height Limit (m):** 20 metres  
- **Site Plan Control Area:** Yes

**PROJECT INFORMATION**

- **Site Area (sq. m):** 3,731  
- **Frontage (m):** 65  
- **Depth (m):** 61  
- **Total Ground Floor Area (sq. m):** 5,625

- **Total Residential GFA (sq. m):** 5,625  
- **Total Non-Residential GFA (sq. m):** 0  
- **Total GFA (sq. m):** 5,625

- **Lot Coverage Ratio (%):** 0  
- **Floor Space Index:** 1.5

**DWELLING UNITS**

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**CONTACT:**  
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