

1124, 1128 and 1130 Islington Avenue - Official Plan and Zoning By-law Amendment Application - Preliminary Report

Date:	April 5, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	16 268406 WET 05 OZ

SUMMARY

This application proposes twelve 4-storey townhouse units fronting Islington Avenue and a 3-storey semi-detached house fronting Chauncey Avenue at 1124, 1128 and 1130 Islington Avenue.

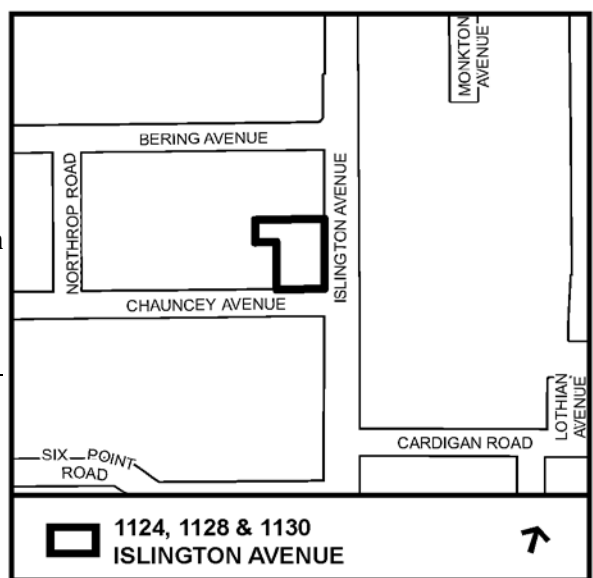
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the second or third quarter of 2017. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the first quarter of 2018. This target 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 1124, 1128 and 1130 Islington 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

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on September 23, 2016 and December 7, 2016 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to amend the Official Plan and Zoning By-law to permit twelve 4-storey townhouses fronting Islington Avenue and a 3-storey semi-detached house fronting Chauncey Avenue. The proposed townhouses would be 13.5 metres in height to the top of the roof line. The proposed semi-detached house would be 11.2 metres in height to the top of the roof line (10.76 metres to the mid-point of the mansard roof). The residential units would comprise fourteen 3-bedroom units having a total of 2,940 m² residential gross floor area, representing a floor space index of 1.17 times the area of the lot (see Attachment 5 - Application Data Sheet).

Each townhouse unit would have a rear at-grade garage with 2 vehicle parking spaces, all but one of which are tandem, accessed from a shared driveway. The semi-detached units would have single vehicle front-drive garages, each with a second parking space in the driveway between the house and the street. A total of 28 parking spaces are proposed for residents and 3 visitor parking spaces are to be located at the rear of the property. A shared amenity space would be located at the northwest corner of the site.

Site and Surrounding Area

The subject site is an L-shaped and relatively flat 2,523 m² property, with 38.7 metre frontage on Chauncey Avenue and a 57.1 metre lot depth along Islington Avenue. There are 3 single-detached houses on the site, ranging from 1.5 to 2 storeys in height.

Surrounding land uses include:

North: Single-detached houses, ranging from 1.5 to 2 storeys, and a 4-storey townhouse development north of Bering Avenue.

South: Single-detached houses (1 to 3 storeys) fronting Chauncey Avenue, with a parkette and 4-storey townhouses beyond.

East: Single-detached houses (1 and 3 storeys) on the east side of Islington Avenue.

West: Single-detached houses (1 and 2 storeys).

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 Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan state that Neighbourhoods are considered to be physically stable areas and that development within *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

The lands at 1124, 1128 and 1130 Islington Avenue are designated *Neighbourhoods* on Map 15 – Land Use Plan (see Attachment 3: Official Plan)

Neighbourhoods are considered physically stable areas comprised of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in

Neighbourhoods. In *Neighbourhoods*, development must be sensitive, gradual and generally "fit" the existing physical character by respecting and reinforcing the general physical patterns in the neighbourhood.

Policy 4.1.5 sets out development criteria in established *Neighbourhoods*, providing that development will respect and reinforce the existing physical character of the neighbourhood, in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

The Built Form policies contained in Section 3.1.2 of the Official Plan provide direction on matters related to the site design and layout of buildings and on the location and organization of vehicle parking, vehicle access, service areas and utilities to minimize their impact on the property and on surrounding properties. Policy 3.1.2.3 states that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan;
- d) providing for adequate light and privacy;
- e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

Zoning

The lands are zoned R2 in the Etobicoke Zoning Code (see Attachment 4: Zoning). The R2 zone permits a range of low-scale residential uses, including single-detached houses, semi-detached houses, duplexes, and triplexes, as well as a narrow range of non-residential uses, typically public facilities. For semi-detached dwellings, the minimum lot area is 278.5 m²; the minimum lot frontage is 9 metres; and the minimum rear yard is the greater of 7.5 metres

or 0.6 times the height or width of the building. Townhouses are not permitted in this zone, therefore there are no zoning regulations governing them.

The lands are zoned Residential Detached (RD) in City-wide Zoning By-law No. 569-2013 with requirements for a minimum frontage of 13.5 metres, a minimum lot area of 510 m², a maximum density of 0.45 times the area of the lot and a maximum height of 9.5 metres. The Residential Detached zone permits residential uses only in the single-detached house building type. The zone also permits a narrow range of non-residential uses, such as daycare facilities and public facilities. Currently, Zoning By-law No. 569-2013 is under appeal to the Ontario Municipal Board.

Other areas of non-compliance may be determined through the review of this application.

Site Plan Control

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

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses (2003) assist in the implementation of Official Plan policies with a focus on preserving and enhancing streetscapes, respecting and reinforcing the prevailing physical character of the surrounding context and mitigating the impact of new development on adjacent and nearby properties and the public realm. The Guidelines provide an evaluation framework for site design and built form matters to achieve high quality urban design outcomes for low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/

A comprehensive update to the Infill Townhouse Guidelines is currently underway. Updated Townhouse and Low-Rise Apartment Guidelines (draft August 2016) further clarify and expand upon the 2003 Council-approved Infill Townhouse Guidelines to address current policy directions and best practices for a broader range of multi-dwelling developments up to four storeys in height. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

Prior to presenting a finalized version of these Guidelines for City Council consideration and adoption, City staff are currently refining and consulting upon the draft Guidelines, in part through their use during the review of development applications.

The Urban Design Guidelines for Infill Townhouses will be considered together with the draft Townhouse and Low-Rise Apartment Guidelines in the evaluation of the application. The guidelines include direction related to context analysis, streetscape, setbacks, fit and transition to neighbouring properties.

Tree Preservation

The Arborist Report and Tree Preservation Plan submitted in support of this application indicate that the preservation of 1 City-owned tree on the road allowance and the removal of 11 privately-owned trees, of which 6 are protected by by-law, would be required. This material is presently being reviewed by Urban Forestry staff.

Reasons for the Application

The proposed development does not comply with the Official Plan policies for *Neighbourhoods* within the local context. Policy 3.1.2.3 requires, among other things, massing and transitions in scale to neighbouring existing and/or planned buildings to achieve the Plan's objectives, such as maintaining the character of the local area, and to adequately limit shadow, privacy and other impacts to neighbouring properties.

The proposed development does not comply with the Etobicoke Zoning Code as townhouses are not permitted in the R2 zone and there are no regulations specific to townhouses. Also, the front yard setback of the proposed semi-detached house, at 4.28 metres, does not meet the minimum 6.0 metre front yard setback requirement.

The proposed development does not comply with City-wide Zoning By-law No. 569-2013 as only single-detached houses are permitted. Semi-detached houses and townhouses are not permitted in the RD zone, therefore there are no regulations specific to semi-detached houses and townhouses. The maximum building height limit of 9.5 metres is exceeded by the proposed height of 10.76 metres to the mid-point of the mansard roof. The maximum density limit of 0.6 times the area of the lot is exceeded by the proposed density of 1.17 times the area of the lot.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale;
- Draft Zoning By-law Amendment;
- Toronto Green Standards Checklist;
- Arborist Report;
- Transportation Operations Review; and
- Servicing Report.

A Notification of Incomplete Application issued on January 18, 2017 identifies the outstanding material required for a complete application submission as follows:

- Hydrogeological Report;
- Context Plan;
- Site and Building Elevations (missing west, north and complete south);
- Site Section (missing north-south section); and
- Public Consultation Plan.

Staff initially determined that the Hydrogeological Report was not required because the development is proposed to be slab-on-grade. The remaining outstanding material was submitted on February 7, 2017 and a Notification of Complete Application was subsequently issued on March 15, 2017. However, since that time, it has been determined that a Hydrogeological Report is required and the applicant has been advised accordingly.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issue have been identified for review:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies;
- Site layout and organization;
- Building type;
- Density;
- Building height and massing;
- Building setbacks;
- Shadows;
- Impacts on other properties within *Neighbourhoods*;
- Site circulation, loading and garbage storage and collection;
- Impacts on existing trees;
- Transportation impacts;
- Bicycle parking;
- Servicing infrastructure to support the proposed development; and
- Parkland dedication / cash-in-lieu requirements.

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.

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

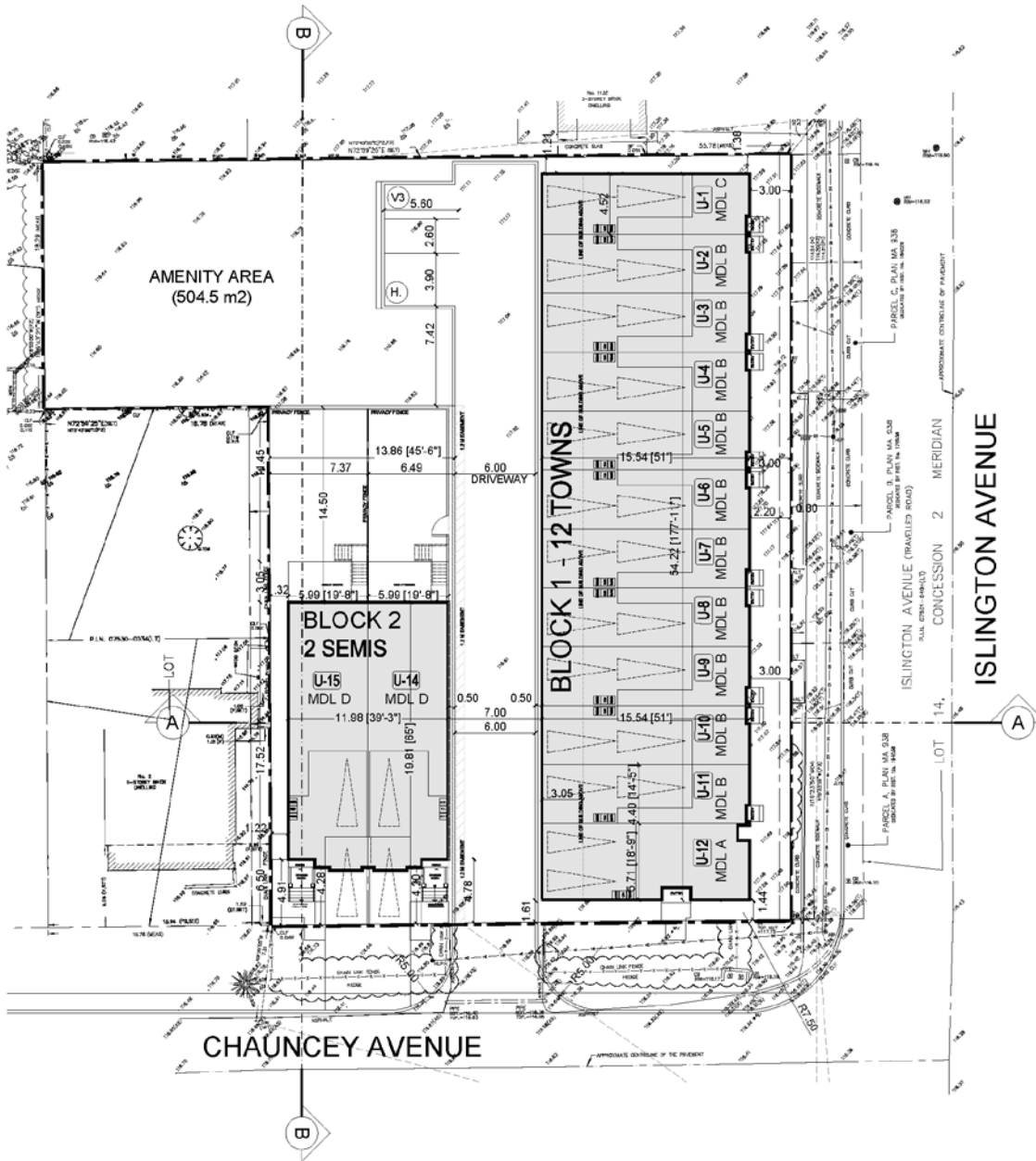
Attachment 2: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

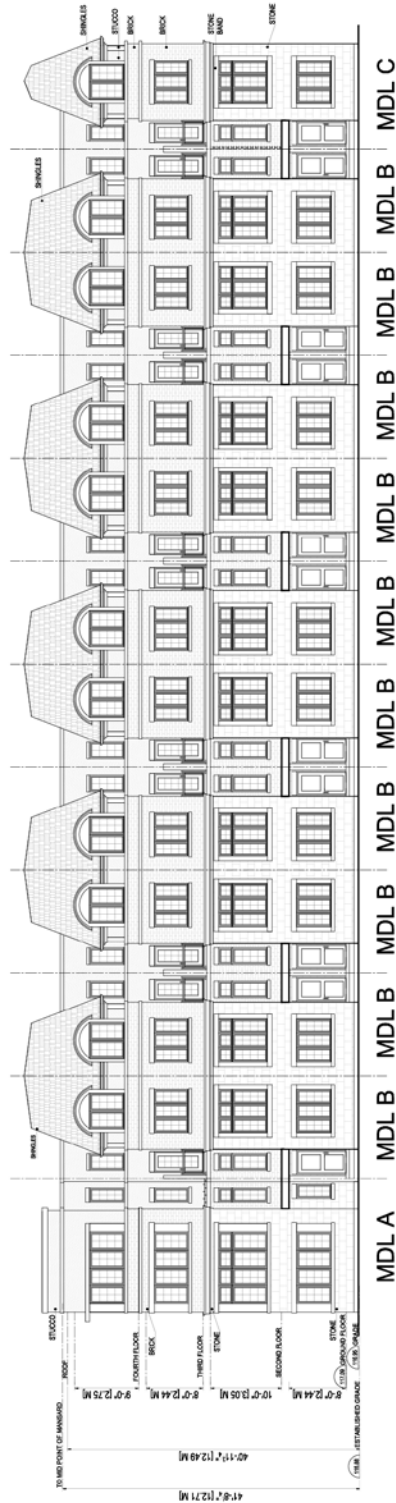
1124, 1128 and 1130 Islington Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 16 268406 WET 05 0Z

Attachment 2: Elevations



Islington Avenue Elevation - Townhomes

1124, 1128 & 1130 Islington Avenue

Elevations

Applicant's Submitted Drawing

Not to Scale
03/27/17

File # 16 268406 WET 05 02

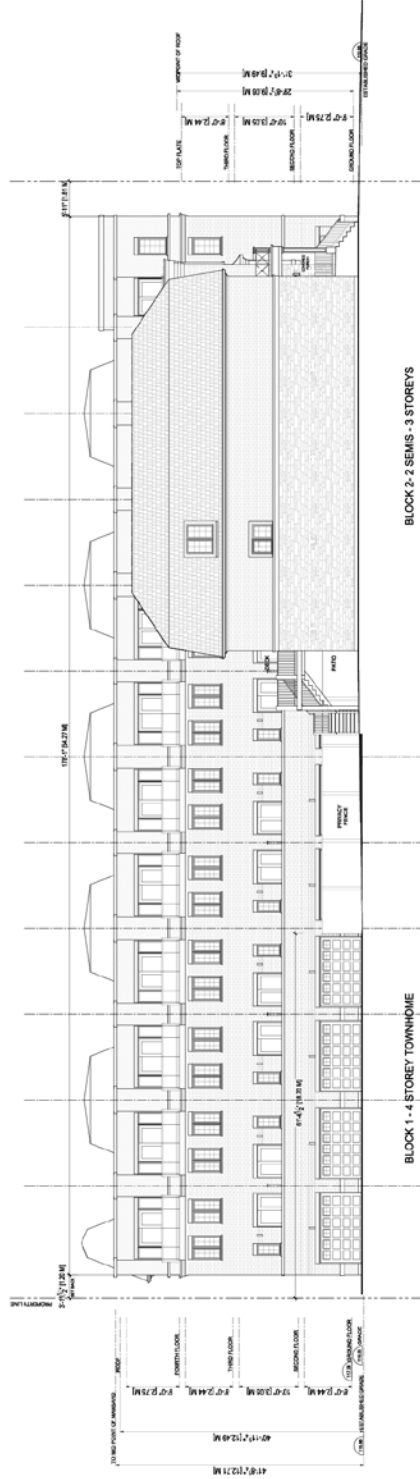


Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/27/17

Chauncey Street Elevation

1124, 1128 & 1130 Islington Avenue

File # 16 268406 WET 05 0Z

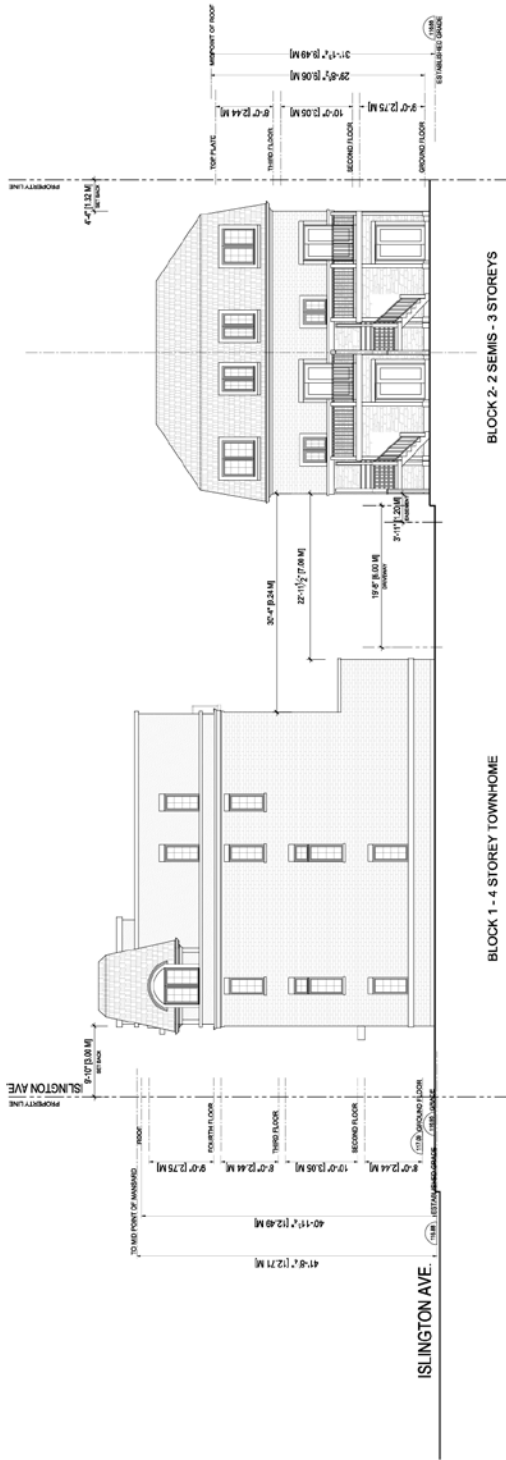


Elevations
1124, 1128 & 1130 Islington Avenue

West Elevation

Applicant's Submitted Drawing
 Not to Scale
 03/27/17

File # 16 268406 WET 05 0Z



North Elevation

1124, 1128 & 1130 Islington Avenue

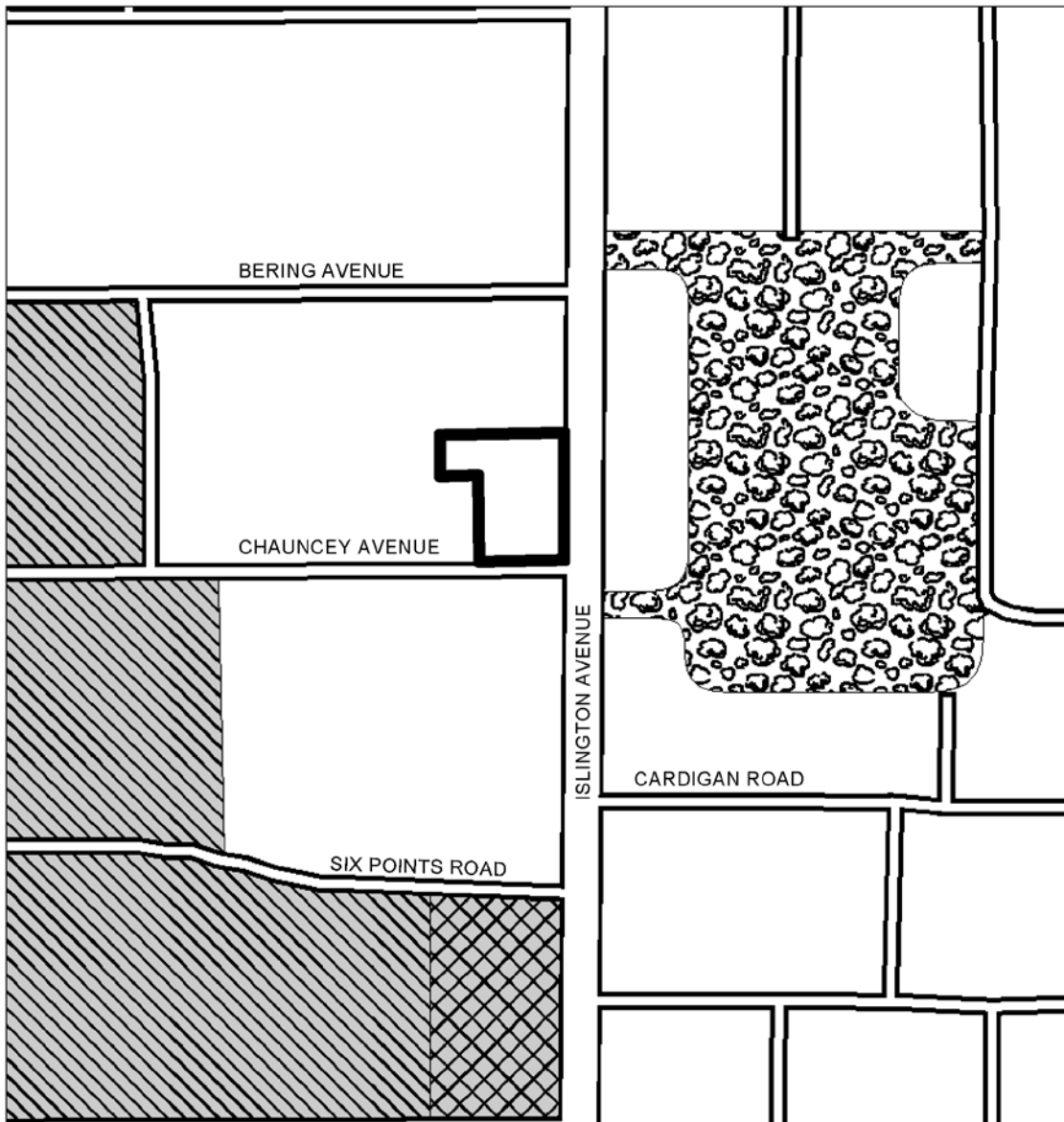
Elevations

Applicant's Submitted Drawing

Not to Scale
03/27/17

File # 16 268406 WET 05 0Z

Attachment 3: Official Plan



TORONTO City Planning
Extract from Official Plan

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 OZ

- | | | |
|-----------------|--------------------------|------------------|
| Site Location | Parks & Open Space Areas | Employment Areas |
| Neighbourhoods | Parks | |
| Mixed Use Areas | | |

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 Not to Scale
 03/27/2017

Attachment 4: Zoning



Zoning By-Law No. 569-2013

1124, 1128 and 1130 Islington Avenue

File # 16 268406 WET 05 02



Location of Application

- | | | | |
|----|---------------------------|----|-----------------------|
| RD | Residential Detached | E | Employment Industrial |
| RS | Residential Semi-Detached | O | Open Space |
| RT | Residential Townhouse | OR | Open Space Recreation |



- See Former City of Etobicoke By-Law No. 11,737
- | | |
|-------|---------------------------------------|
| R4G | Fourth Density Group Residential Zone |
| I.C.1 | Class 1 Industrial Zone |



Not to Scale
Extracted: 03/27/2017

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 268406 WET 05 OZ
Details	OPA & Rezoning, Standard	Application Date:	December 19, 2016

Municipal Address: 1124, 1128 AND 1130 ISLINGTON AVENUE
 Location Description: PLAN 1553 PT LOT 107 **GRID W0506
 Project Description: Proposal for 12 four storey townhouse units (Block 1) oriented to Islington Avenue and 3-storey semi - detached dwelling (Block 2) oriented to Chauncey Avenue.

Applicant:	Agent:	Architect:	Owner:
DESIGN PLAN SERVICES			ISLINGTON CHAUNCEY RESIDENCES CORP

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision: N
Zoning:	R2 / RD	Historical Status: N
Height Limit (m):	9.5	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2523	Height:	Storeys:	4	
Frontage (m):	38.7		Metres:	13.5	
Depth (m):	57.1				
Total Ground Floor Area (sq. m):	1094				Total
Total Residential GFA (sq. m):	2940		Parking Spaces:	31	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2940				
Lot Coverage Ratio (%):	43				
Floor Space Index:	1.17				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	14
Total Units:	14

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2940	2940	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

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