

3002 - 3014 Islington Avenue – Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications – Final Report

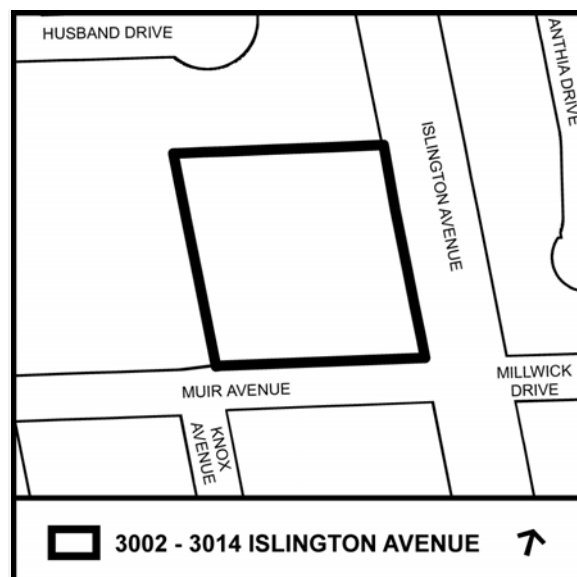
Date:	December 12, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	15 268779 WET 07 OZ and 17 166694 WET 07 SB

SUMMARY

At its meeting of November 14, 2017, Etobicoke York Community Council considered a report dated October 27, 2017 from the Director of Community Planning, Etobicoke York District, regarding Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications, entitled “Refusal Report - 3002 - 3014 Islington Avenue”.

Etobicoke York Community Council recommended that:

1. City Council receive for information the report (October 27, 2017) from the Director, Community Planning, Etobicoke York District, titled "3002 – 3014 Islington Avenue – Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications – Refusal Report".
2. City Council direct the Chief Planner and Executive Director, City Planning to submit to the January 16, 2018 Etobicoke York Community Council meeting, a Final Report for the property



municipally known as 3002 – 3014 Islington Avenue, which includes an implementing Official Plan Amendment and amendment to Zoning By-law No.'s 7625 and 569-2013, to permit and implement the development at 3002-3014 Islington Avenue as currently outlined in the report (October 27, 2017) from the Director, Community Planning, Etobicoke York District.

3. City Council authorize the City Clerk to provide notice of a statutory public meeting for the property municipally known as 3002 – 3014 Islington Avenue to be scheduled for the January 16, 2018 Etobicoke York Community Council meeting, in accordance with the requirements of the *Planning Act*.

On December 5, 6 and 7, 2017, City Council adopted the recommendations of Etobicoke York Community Council.

This report responds to the direction of City Council, which includes the required implementation instruments to permit the proposed development.

RECOMMENDATIONS

In accordance with the decision of City Council, it is recommended that:

1. City Council amend the Official Plan substantially in accordance with the Draft Official Plan Amendment appended as Attachment No. 1 to this report.
2. City Council amend Zoning By-law No. 569-2013 substantially in accordance with the Draft Zoning By-law Amendment appended as Attachment No. 2 to this report.
3. City Council amend former City of North York Zoning By-law No.7625 substantially in accordance with the Draft Zoning By-law Amendment appended as Attachment No. 3 to this report.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Official Plan and Zoning By-law Amendments as may be required.
5. In accordance with the delegated approval under By-law No. 229-2000, as amended, City Council be advised that should City Council approve Recommendations 1-4 above, the Acting Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as illustrated in the October 27, 2017 staff report subject to:
 - i. Any conditions identified by the Executive Director of Engineering and Construction Services, which must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration; and
 - ii. Any such revisions to the proposed Plan of Subdivision or any such additional modified conditions as the Acting Chief Planner and Executive

Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

6. Prior to the introduction of the necessary Bills to City Council for enactment, the owner be required to:
 - i. Submit a Functional Servicing Report for review and acceptance by the Executive Director of Engineering and Construction Services, to determine the stormwater runoff, sanitary flow, groundwater flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate to accommodate the proposed development;
 - ii. Submit a Traffic Impact Study to the City for review and acceptance by the General Manager of Transportation Services, that will determine whether the existing road network can support the proposed development and whether improvements to the existing road infrastructure are required; and
 - iii. Enter into a financially secured agreement for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to support the development, according to the Functional Servicing Report and Traffic Impact Study accepted by the Executive Director of Engineering and Construction Services and the General Manager of Transportation Service, respectively.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On November 14, 2017, Etobicoke York Community Council considered a Refusal Report regarding applications to amend the City's Official Plan and Zoning By-law Nos. 569-2013 and 7625 and a plan of subdivision to permit the development of 60 townhouses on the lands municipally known as 3002-3014 Islington Avenue (Item EY 26.5). This report reviewed and recommended refusal of the applications. The report can be viewed at:

<https://www.toronto.ca/legdocs/mmis/2017/ey/bgrd/backgroundfile-108378.pdf>

Etobicoke York Community Council considered the report and recommended the following:

1. City Council receive for information the report (October 27, 2017) from the Director, Community Planning, Etobicoke York District, titled "3002 – 3014 Islington Avenue – Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications – Refusal Report".

2. City Council direct the Chief Planner and Executive Director, City Planning to submit to the January 16, 2018 Etobicoke York Community Council meeting, a Final Report for the property municipally known as 3002 – 3014 Islington Avenue, which includes an implementing Official Plan Amendment and amendment to Zoning By-law No.'s 7625 and 569-2013, to permit and implement the development at 3002-3014 Islington Avenue as currently outlined in the report (October 27, 2017) from the Director, Community Planning, Etobicoke York District.
3. City Council authorize the City Clerk to provide notice of a statutory public meeting for the property municipally known as 3002 – 3014 Islington Avenue to be scheduled for the January 16, 2018 Etobicoke York Community Council meeting, in accordance with the requirements of the *Planning Act*.

The Etobicoke York Community Council decision can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EY26.5>

On December 5, 6 and 7, 2017, City Council adopted the recommendations of Etobicoke York Community Council.

COMMENTS

In accordance with the City Council decision on December 5, 6 and 7, 2017, the Draft Official Plan and Zoning By-law Amendments to permit the proposed development as outlined in the October 27, 2017 staff report are appended to this report.

CONTACT

Philip Carvalino, Senior Planner
Tel. No. 416-394-8233
Fax No. 416-394-6063
E-mail: Philip.Carvalino@toronto.ca

SIGNATURE

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

ATTACHMENTS

- Attachment 1: Draft Official Plan Amendment
- Attachment 2: Draft Zoning By-law Amendment (City-wide Zoning By-law No. 569-2013)
- Attachment 3: Draft Zoning By-law Amendment (Former City of North York Zoning By-law No. 7625)

Attachment 1: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To adopt Amendment 398 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 20~ as 3002-3014 Islington Avenue.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment 398 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on ~, 20~.

Frances Nunziata,
Watkiss,
Speaker

Ulli S.

City Clerk

(Seal of the City)

AMENDMENT 398 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 20~
AS 3002-3014 ISLINGTON AVENUE

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 544 for the lands known municipally in 20~ as 3002-3014 Islington Avenue, as follows:

544. 3002-3014 Islington Avenue

Sixty townhouses with a maximum building height of 3 storeys accessed by private, common element condominium roads are permitted.



2. Chapter 7, Map 24, Site and Area Specific Policies, is amended to add the lands known municipally in 20~ as 3002-3014 Islington Avenue shown on the map above as Site and Area Specific Policy 544.

Attachment 2: Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. XX-2018

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 3002, 3004, 3006, 3010 and 3014 Islington Avenue

WHEREAS Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and,

WHEREAS Council of the City of Toronto has provide adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached hereto.
2. Zoning By-law 569-2013, as amended, is further amended by changing the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RT adding the lands subject to this By-law to the Zoning By-law Map in Section 900.10, and applying the following zone labels to these lands: “RT (f96 ; a9790 ; u60 ; d1.0)(x__)” as shown on Diagram 2 attached hereto.
3. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30. respecting the lot outlined in heavy black lines to 41% for the lands shown on Diagram 4 attached to this by-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.5.10 a new Exception No. ____ so that it reads:

Exception RT X

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **lot line** abutting Islington Avenue, but not including a sight triangle is the **front lot line**;

- (B) For this exception, **established grade** is Canadian Geodetic Datum 157.05 metres;
- (C) The lands shown outlined in a heavy black line on Diagram 1 of By-law (Clerk to insert), are considered to be one (1) **lot**;
- (D) Regulation 10.5.40.50(2) does not apply.
- (E) Despite regulation 10.5.40.60(1), a platform without **main walls**, located at or above the first **storey** may encroach into required **building setbacks**, if they are no closer to a **lot line** than as follows:
- | | | |
|------|---|-------------|
| i. | Front Lot Line (Islington Avenue): | 0.00 metres |
| ii. | Rear Lot Line (Westerly Property Line): | 3.50 metres |
| iii. | Side Lot Line (Northerly Property Line): | 2.18 metres |
| iv. | Exterior Side Lot Line (Muir Avenue): | 0.00 metres |
- (F) Despite regulation 10.5.40.60(3), exterior stairs may encroach into the **building setback**, if they are located no closer to a **lot line** than as follows:
- | | | |
|-----|--|-------------|
| i. | Front Lot Line (Islington Avenue): | 0.00 metres |
| ii. | Exterior Side Lot Line (Muir Avenue): | 0.00 metres |
- (G) Despite regulation 10.5.40.60(5), pilasters, decorative columns, cornices, sills, belt courses, eaves or other similar architectural feature may encroach into a required **building setback**, if they are no closer to a **lot line** than:
- | | | |
|-----|--|-------------|
| i. | Front Lot Line (Islington Avenue): | 0.05 metres |
| ii. | Exterior Side Lot Line (Muir Avenue): | 0.80 metres |
- (H) Despite regulation 10.5.50.10(1)(C), (2) and (3) a minimum of 28% of the **lot** must be made up of **soft landscaping**.
- (I) For the purpose of regulation 10.5.60, one (1) **ancillary structure** per dwelling unit shall be permitted to be located on a lot.
- (J) Despite regulation 10.5.60.20, **ancillary structures** must be no closer to a **lot line** than:
- | | | |
|------|--|-------------|
| i. | Rear Lot Line (Westerly Property Line): | 1.50 metres |
| ii. | Interior Side Yard (Northerly Property Line): | 1.50 metres |
| iii. | Exterior Side Yard (Muir Avenue): | 3.90 metres |
- (K) Regulation 10.5.60.50(2) shall not apply.
- (L) Despite regulation 10.5.60.50(3), the maximum floor area for any individual **ancillary structure** on the lot shall be 10 sq. m.

- (M) Despite regulation 10.5.60.70 (1), **ancillary structures** are not included in the calculation of **lot coverage**.
- (N) Despite regulation 10.5.80.1(2) (a) and (B):
- i. An **ancillary** outdoor area used for the parking of three or more **vehicles** must be located at least 1.5 metres from a **residential building**; and,
 - ii. The **ancillary** outdoor area used for the parking of three or more **vehicles** is not required to be fenced.
- (O) Despite clause 10.5.100.1, the minimum width of an individual private **driveway** that leads directly to a **dwelling unit**, regardless of location, is 2.4 metres.
- (P) Regulation 10.60.30.10(2) shall not apply.
- (Q) Despite regulation 10.60.40.1(3), the minimum width of a **townhouse dwelling unit** is 4.60 metres.
- (R) Despite regulation 10.60.40.10(1), the maximum permitted **building height** is 14.3 metres.
- (S) The permitted maximum number of **storeys** is 3 and any storey with a floor level below **established grade** is not a **storey**.
- (T) Despite clause 10.60.40.70, a **building** may not be closer to a **lot line** than the distances shown on Diagram 3 of By-law (clerks to insert).
- (U) Despite clause 10.60.40.80, the **main wall** of a **building** may not be closer to the **main wall** of another **building** than the distance shown on Diagram 3 of By-law (clerks to insert).
- (V) **Parking space** shall be provided as follows:
- 1.0 resident parking spaces, for each dwelling unit; and,
 - 0.2 visitor parking spaces, for each dwelling unit.
- (W) Despite regulations 200.5.1.10(2)(A)(i) and 200.5.1.10(2)(A)(ii), **parking spaces** within a private garage must have the following minimum dimensions:
- i. length of 5.6 metres; and,
 - ii. width of 2.6 metres.

- (X) Despite regulation 200.5.1.10(2)(A)(iv) the minimum **parking space** width must be increased by 0.22 metres for each side of the **parking space** that is obstructed according to regulation 200.5.1.10(2)(D).
- (Y) The garage door for each **townhouse dwelling unit** must be setback at least 5.6 metres from the curb of the main access driveway that provides access to the individual **townhouse driveways**.
- (Z) Despite any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law applies to the whole of the lands, as if no severance, partition or division occurred.

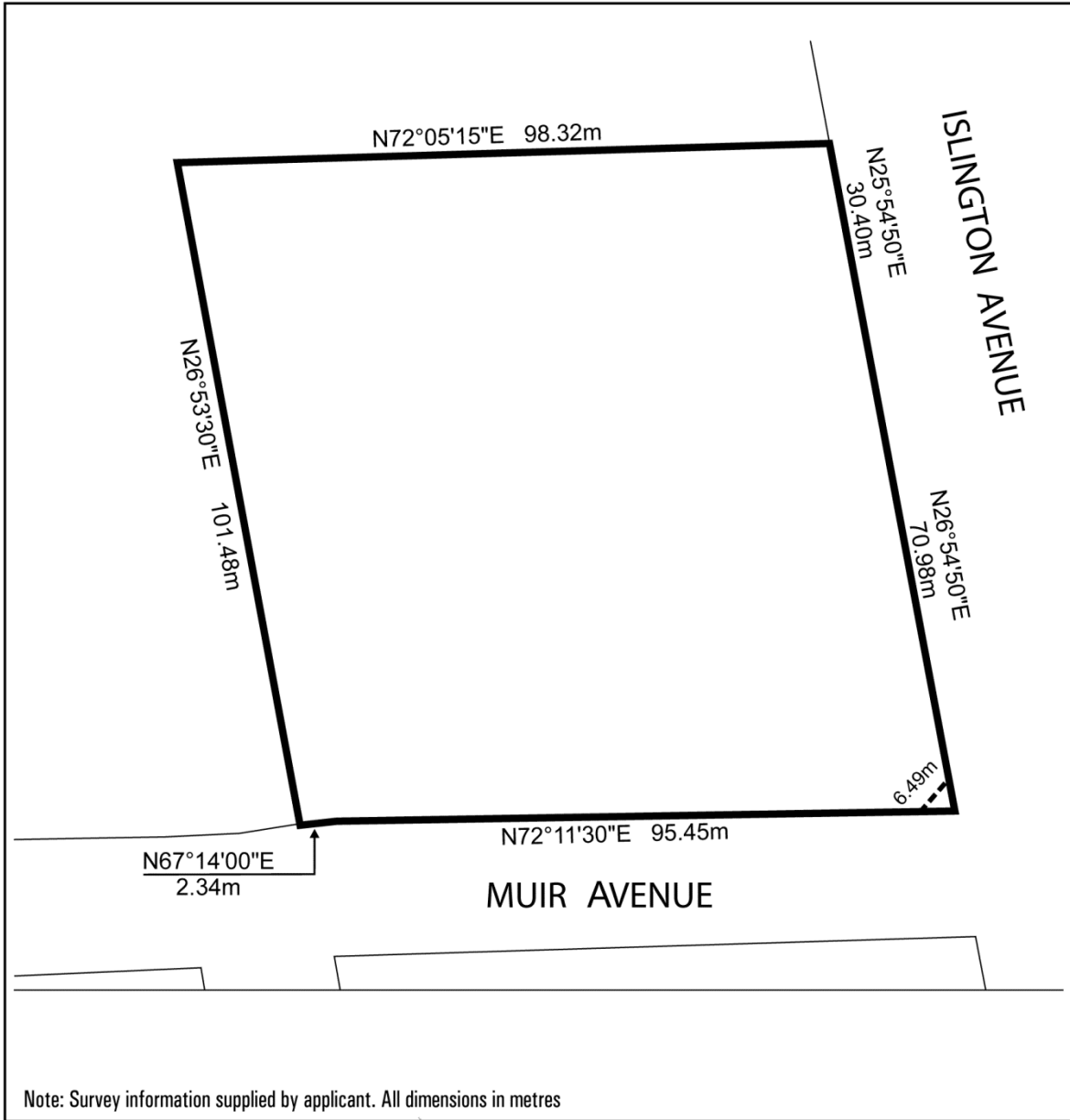
Prevailing By-laws and Prevailing Sections: (None Apply).

ENACTED AND PASSED this ~ day of ~, A.D. 2018

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



3002 - 3014 Islington Avenue

Diagram 1

File # 15 269779 WET 07 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 12/18/2017

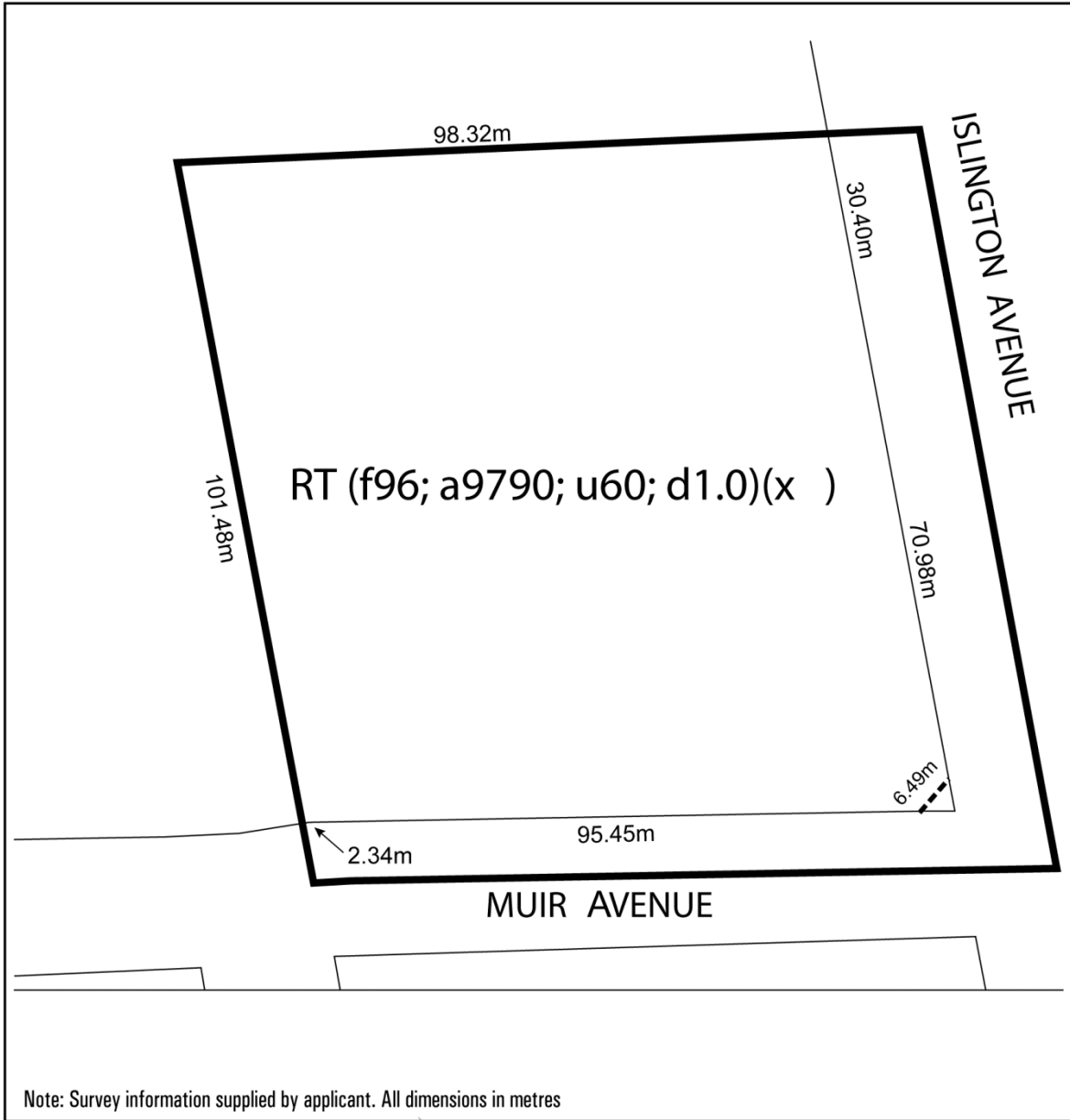


Diagram 2

3002 - 3014 Islington Avenue

File # 15 269779 WET 07 0Z



City of Toronto By-Law 569-2013
Not to Scale
12/18/2017

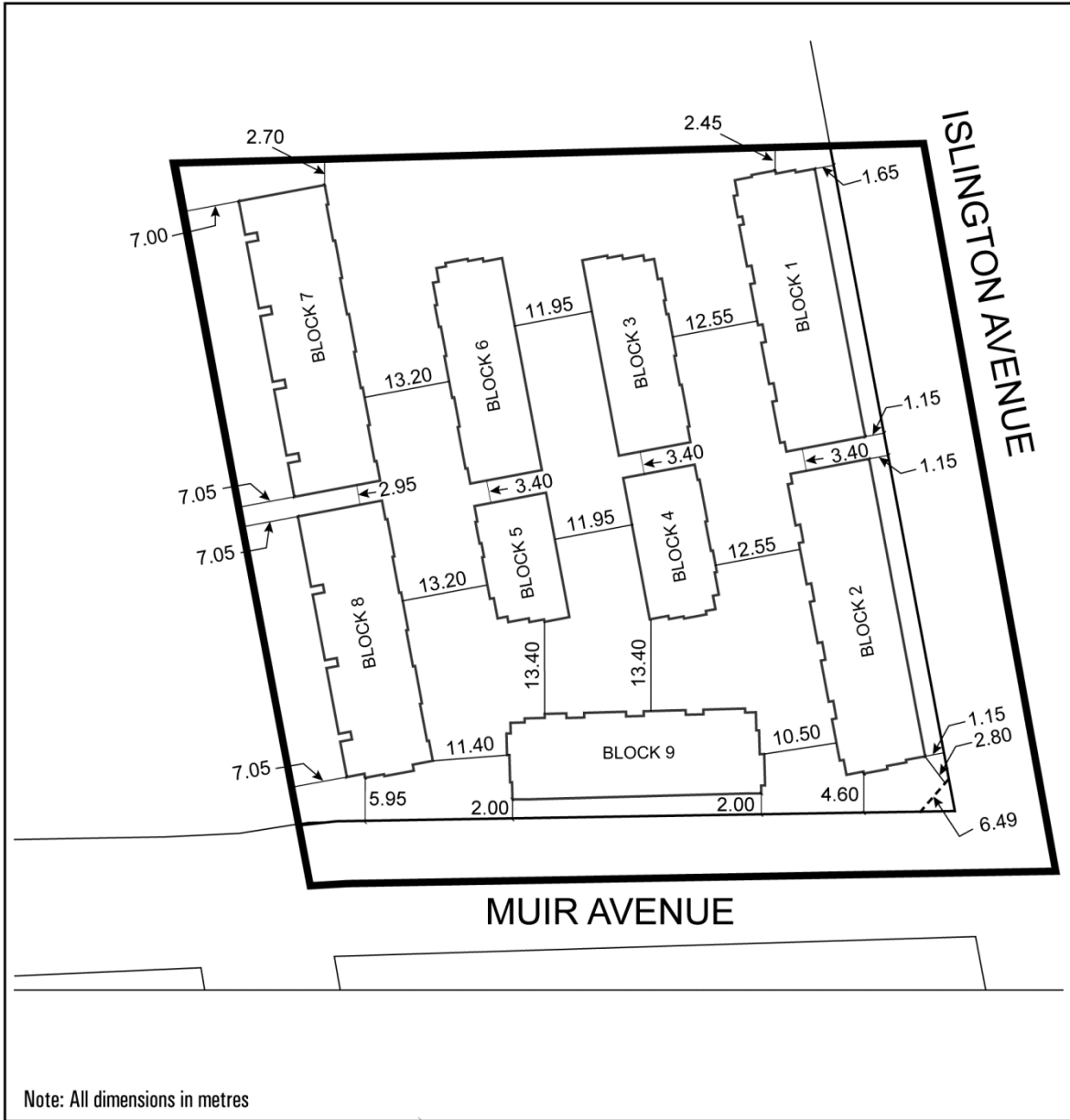


Diagram 3

3002 - 3014 Islington Avenue

File # 15 269779 WET 07 0Z



City of Toronto By-Law 569-2013
Not to Scale
12/21/2017

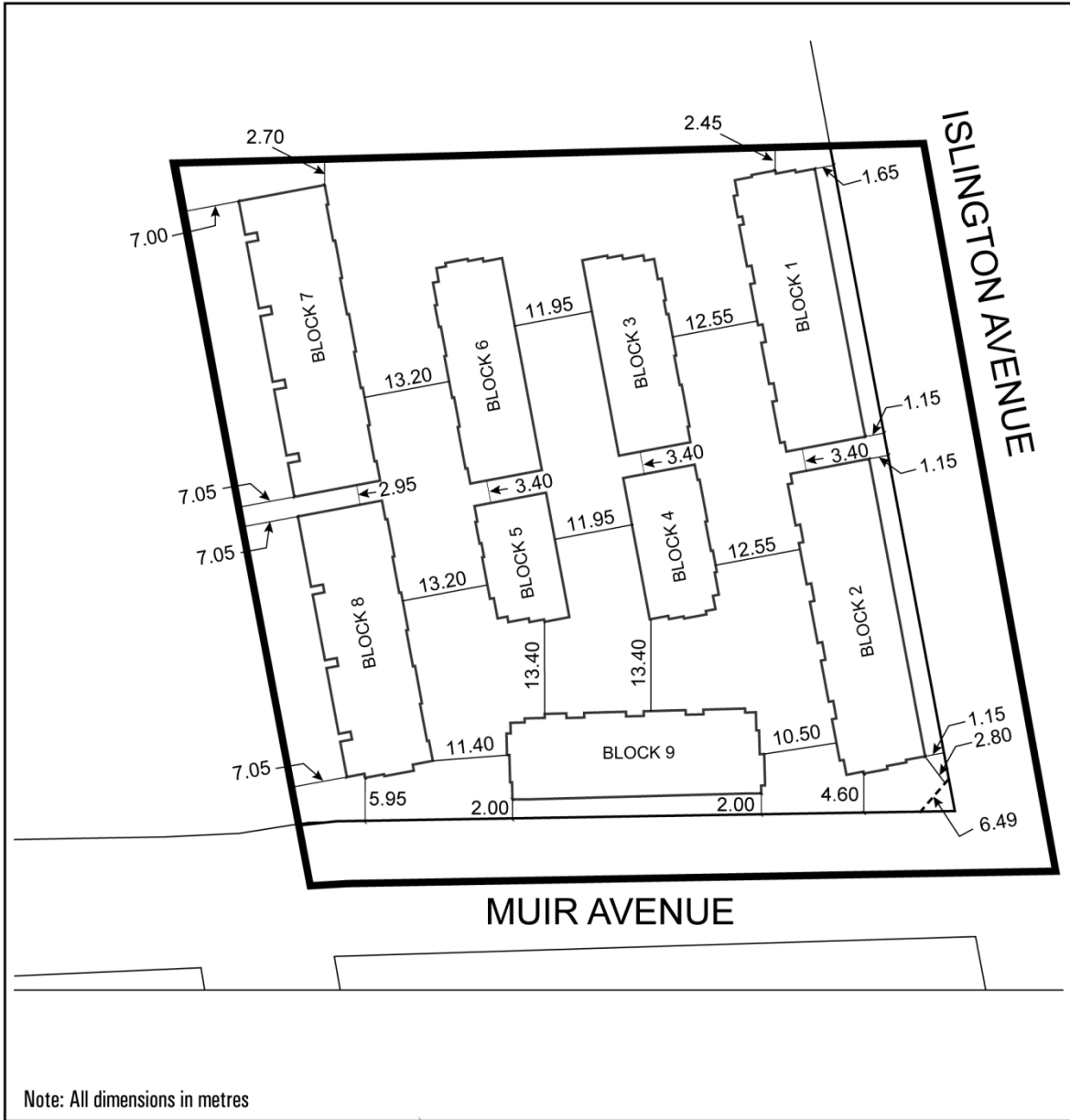


Diagram 3

3002 - 3014 Islington Avenue

File # 15 269779 WET 07 0Z



City of Toronto By-Law 569-2013
Not to Scale
12/21/2017

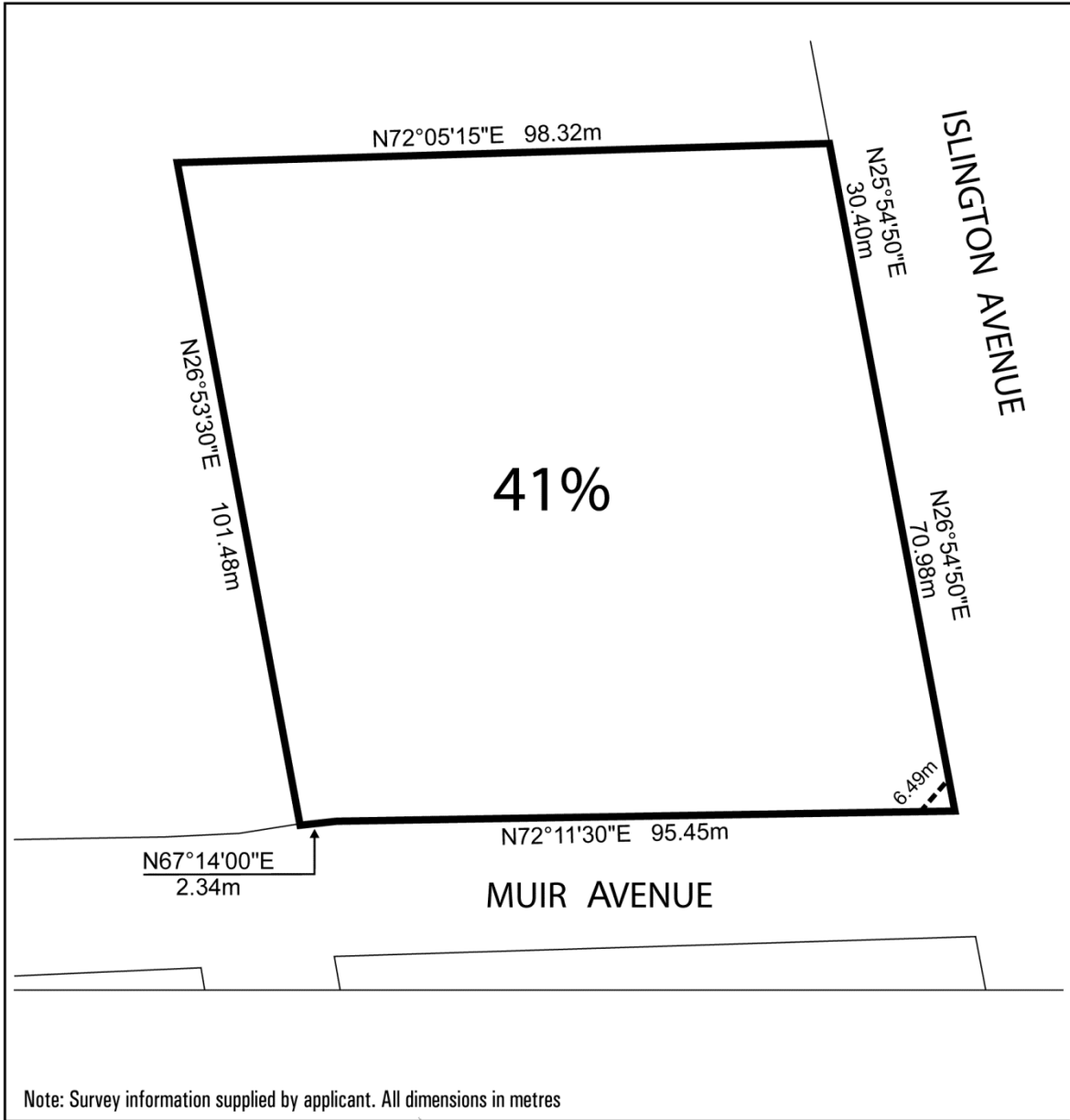


Diagram 4

3002 - 3014 Islington Avenue

File # 15 269779 WET 07 0Z



City of Toronto By-Law 569-2013
Not to Scale
12/18/2017

Attachment 3: Draft Zoning By-law Amendment

Bill No. ~

CITY OF TORONTO

BY-LAW No. ~-2018

To amend former North York Zoning By-law No. 7625, as amended, With respect to the lands municipally known as 3002, 3004, 3006, 3010 and 3014 Islington Avenue

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and,

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and,

WHEREAS the Official Plan of the City of Toronto contains provisions relating to the authorization of increase in height and density of development;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule “C” of By-law 7625 of the former City of North York is hereby amended in accordance with Schedules “1” and “2” of this By-law.
2. Section 64.16 EXCEPTIONS TO RM1 ZONE (MULTIPLE FAMILY DWELLINGS FIRST DENSITY ZONE) of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.16 (XX) RM1(XX)

DEFINITIONS

ESTABLISHED GRADE

- a. For the purpose of this exception, “Established Grade” shall mean a geodetic elevation of 157.05 meters A.S.L.

LOT

- b. For the purpose of this exception, “Lot” shall mean the lands zoned RM1(XX), as shown on Schedule “1” attached hereto.

FRONT LOT LINE

- c. For the purpose of this exception, “Front Lot Line” shall mean the lot line abutting Islington Avenue, but shall not include a site triangle.

EXCEPTION REGULATIONS

DWELLING UNITS

- d. A maximum of 60 dwelling units shall be permitted.

LOT AREA

- e. The minimum lot area shall be 0.97 ha.

LOT COVERAGE

- f. The maximum lot coverage for all residential buildings shall be 41% and shall not include any areas for the following:
 - i. Accessory buildings or structures.

LOT FRONTAGE

- g. The minimum lot frontage shall be 96 m.

LANDSCAPING

- h. Notwithstanding any provisions to the contrary, the minimum Landscaped Area for the lands shown on Schedule “1” attached hereto shall be 2,750 m².
- i. For the purpose of this subsection, the Landscaped Area may include trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these.

SETBACKS

- j. The minimum setbacks for residential buildings and structures shall be as follows:
 - i. Front Lot Line (Islington Avenue): 1.15 m

- ii. Rear Lot Line: 7.00 m
- iii. Side Lot Line (North): 2.20 m
- iv. Side Lot Line (Muir Avenue): 2.00 m

- k. The garage door for each townhouse dwelling unit shall be setback a minimum of 5.6 metres from the curb of the main access driveway that provides access to the individual townhouse driveways:

GROSS FLOOR AREA

- l. The gross floor area maximum shall be 9,795 m² and shall not include the following:
 - i. The area of any floor located below established grade; and,
 - ii. Accessory buildings or structures.

BUILDING HEIGHT

- m. The building height shall not exceed 3 storeys and shall not exceed 14.3 metres measured from established grade to the peak of the roof.
- n. Any floor level below established grade shall not be considered a storey.

DISTANCE BETWEEN BUILDINGS

- o. The minimum distance between main building walls on the subject lands shall be as shown on Schedule “2”, attached hereto.

PARKING

- p. The minimum number of parking spaces required shall be as follows:
 - i. 1.0 resident parking space, per dwelling unit; and,
 - ii. 0.2 visitor parking spaces, per dwelling unit.
- q. The minimum internal garage dimension shall be 5.6 metres by 2.6 metres.
- r. The minimum parking space width must be increased by 0.22 metres for each side of the parking space that is obstructed.
- s. Notwithstanding any other provision to the contrary, the minimum driveway width shall be 2.4 metres.

ACCESSORY STRUCTURES

- t. Accessory structures shall be permitted, but shall be located no closer than 1.5 metres from the interior side lot line, exterior side lot line or rear lot line.
- u. If an accessory structure is located closer than 3.0 m to a dwelling unit, that structure shall not be considered as part of the dwelling unit.
- v. The maximum floor area for any individual accessory structure shall be 10 m².

PROJECTIONS

- w. Bay windows, exterior stairways, belt courses, chimney breasts, cornices, eaves, gutters, pilasters, sills, porches and decks, at or above the first storey above established grade may be permitted to encroach into the minimum required yard, provided that said structures are no closer to a property line than as follows:
 - i. Front Lot Line (Islington Avenue): 0.00 m
 - ii. Rear Lot Line: 3.50 m
 - iii. Side Lot Line (North): 2.18 m
 - iv. Side Lot Line (Muir Avenue): 0.00 m

OTHER REGULATIONS

- x. Section 15 – General Provisions for Multiple-Family Dwelling Zones (RM) shall not apply.

DIVISION OF LANDS

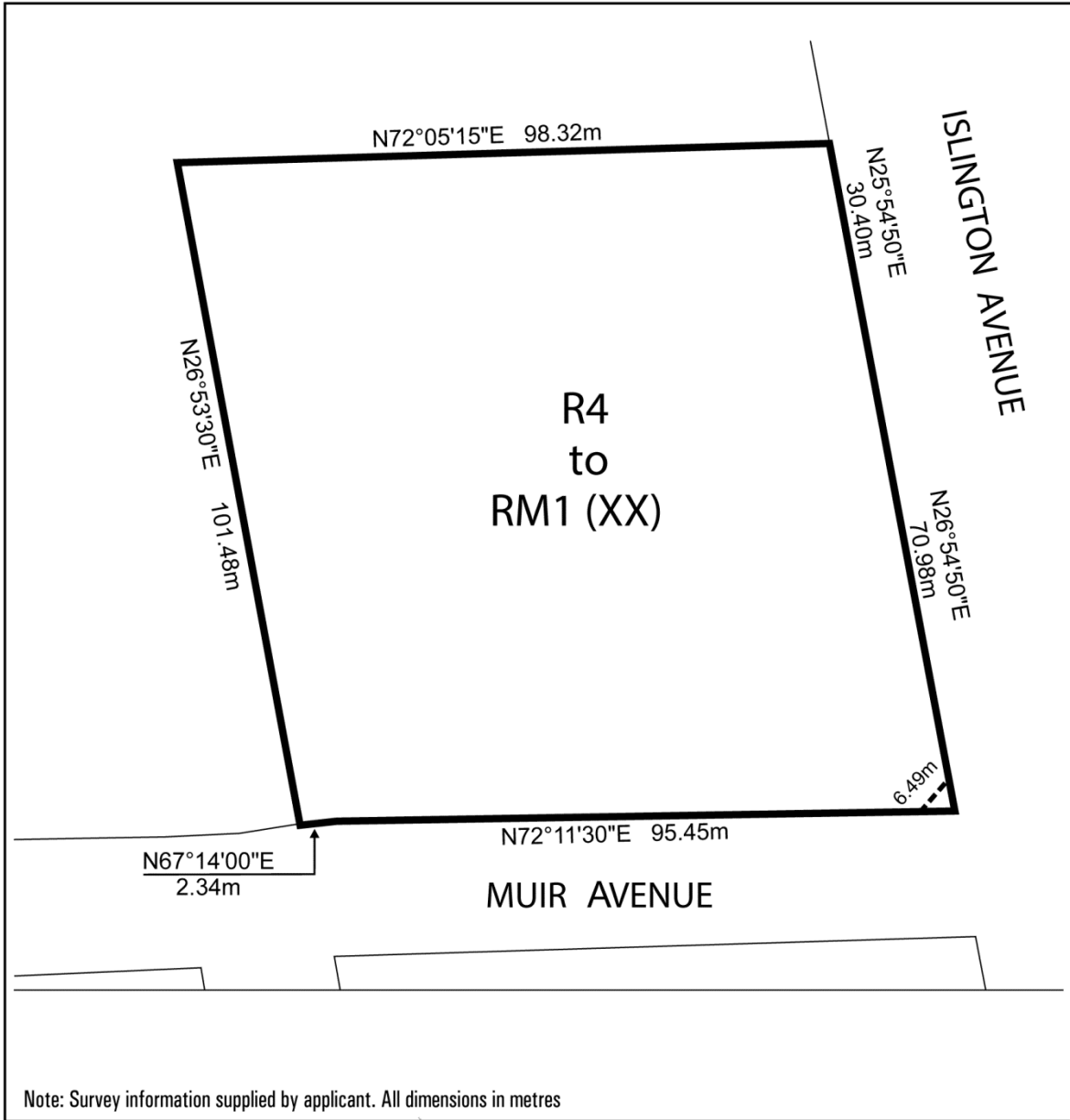
- y. Notwithstanding any future severance, partition or division of the lands shown on Schedule “1”, the provisions of this By-law shall apply to the whole of the lands, as if no severance, partition or division occurred.
- 3.** Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply

ENACTED AND PASSED this ~ day of ~, A.D. 2018

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



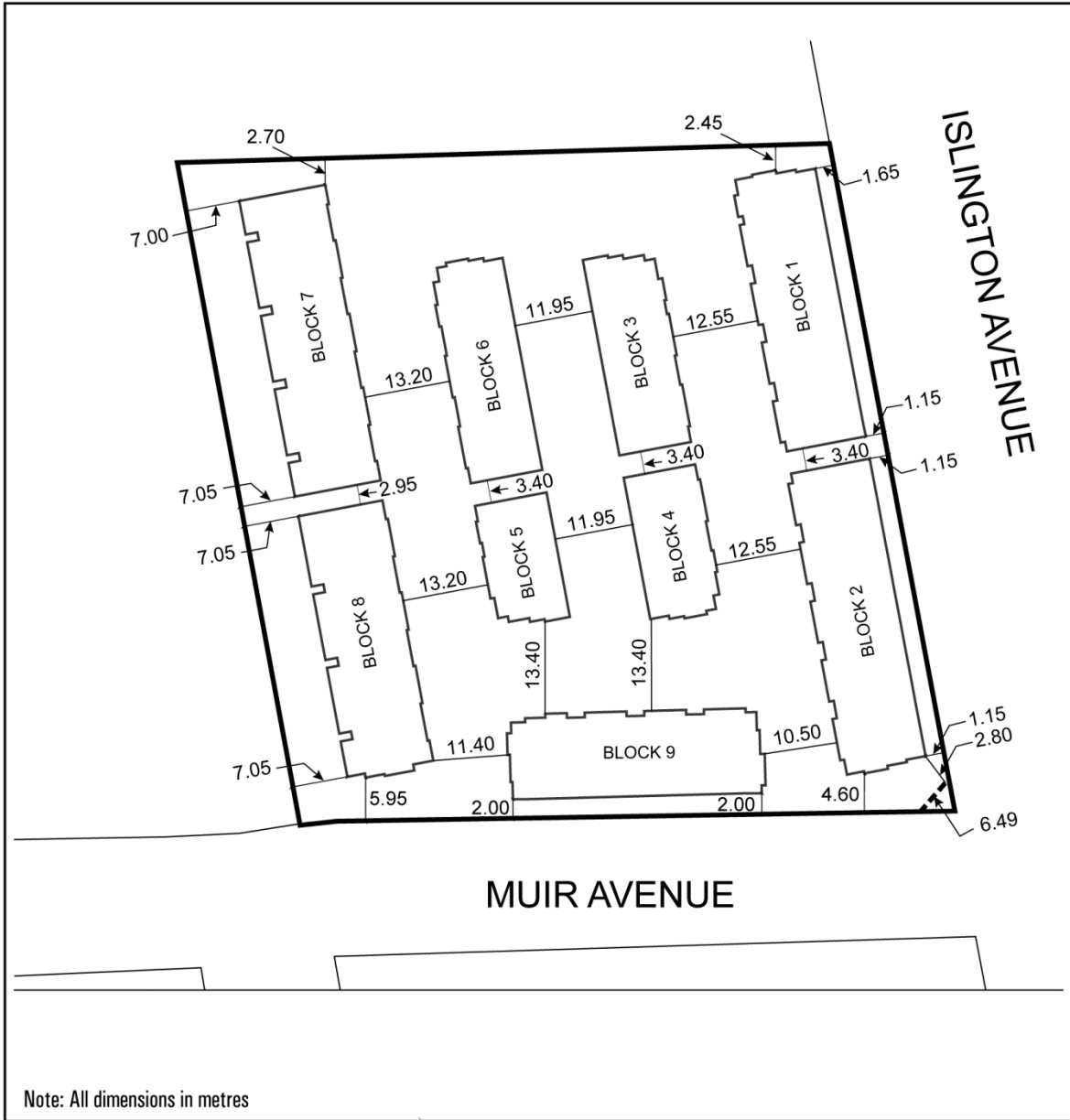
Schedule 1

3002 - 3014 Islington Avenue

File # 15 269779 WET 07 0Z



Former North York By-Law 7625
Not to Scale
12/18/2017



Schedule 2

3002 - 3014 Islington Avenue

File # 15 269779 WET 07 0Z



Former North York By-Law 7625
Not to Scale
12/21/2017