

1243 Islington Avenue – Zoning By-law Amendment Application - Final Report

Date: June 18, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 – Etobicoke-Lakeshore

Planning Application Number: 17 222975 WET 05 OZ

SUMMARY

This application proposes to amend the former City of Etobicoke Zoning Code, as amended by site specific Zoning By-law No. 1088-2002 to change the required non-residential parking standards for certain uses such as office, laboratory, medical office/medical clinic, retail and restaurant for the existing 12-storey office building at 1243 Islington Avenue. The purpose of the amendment is to acknowledge and legalize the existing number and dimensions of parking spaces on-site, while providing flexibility for future tenant occupancy. The existing office building has a gross floor area of 10,323 m² and provides 132 parking spaces. However, not all of the parking spaces would meet the minimum Zoning By-law requirements regarding parking space size and obstructions. The existing parking spaces on the site would be maintained as shown on the surface level and within a three level underground parking garage. No exterior or interior alterations to the existing building are proposed.

The proposal is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017). The proposal also supports the policies of the Official Plan and the Etobicoke Centre Secondary Plan.

The proposal addresses the Official Plan policies pertaining to *Centres* and supports the intent of the Etobicoke Centre Secondary Plan and the *Mixed Use Areas "A"* designation as the amendments to the parking standards would support the existing office uses and potential future office uses on a site located in proximity to multiple transit options (bus and subway) which should reduce automobile dependency.

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 City of Etobicoke Zoning Code for the lands at 1243 Islington Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 4 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

Since 1995, applications have been submitted to the Committee of Adjustment for variances to the parking standards for the subject property primarily related to the required number of parking spaces and parking space dimensions.

- Committee of Adjustment Minor Variance Decision #A-98/95 dated April 27, 1995 regarding a proposal to lease a portion of the building for medical/dental offices, approved a variance referencing 180 automobile parking spaces as required (based on the specific mix of tenant uses at the time) and 128 zoning code regulation spaces and 11 substandard spaces as provided.
- Committee of Adjustment Minor Variance Decision #A307/14EYK dated July 24, 2014, approved a variance permitting a total of 123 on-site parking spaces (based on the specific mix of tenant uses at the time) in lieu of the required 267 on-site parking spaces of which 191 parking spaces were required for medical offices and a total of 76 parking spaces were required for the remaining non-medical commercial floor area.

A formal pre-application consultation meeting was not held with the applicant, as the proposal was technical in nature and no exterior or interior alterations to the existing office building are being proposed. However, several telephone calls with the applicant were held in July and August, 2017 to discuss complete application submission requirements.

The current application was submitted on August 25, 2017 and deemed complete on January 12, 2018. A Preliminary Report on the application was adopted by Etobicoke York Community Council on February 21, 2018 authorizing staff to conduct a community consultation meeting with an expanded notification area. The Preliminary Report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY28.6>

ISSUE BACKGROUND

Proposal

The application proposes to amend the former City of Etobicoke Zoning Code with respect to the required non-residential parking space standards (i.e. parking space ratio and parking space dimensions) for the existing 12-storey office building containing a gross floor area of 10,323 m² at 1243 Islington Avenue (see Attachment 1: Figure 1: Application Data Sheet). No exterior or interior alterations to the existing office building are proposed as part of this application.

The existing building was constructed in 1972. Existing parking spaces are provided on the surface level and within a three level underground parking garage on the site.

The plans submitted by the applicant demonstrate there are 132 existing parking spaces on site with the following conditions:

- Of the existing 132 parking spaces shown on the plans, 108 parking spaces could accommodate a standard size car.
- Of the 108 parking spaces that appear to accommodate a standard size car, 84 parking spaces meet the minimum Zoning By-law size requirement of 2.6 m in width by 5.6 m in length, without including obstruction space requirements.

The office building currently contains 52 units with the following use breakdown: 47% offices; 16% medical offices; 4% retail; 3% laboratory; and 30% vacant.

As the site contains a fixed supply of existing parking spaces including undersized parking spaces, this application seeks to amend the former City of Etobicoke Zoning Code to change the required parking standard for the site in order to provide greater flexibility in leasing space in the building to future tenants. The application proposes the following parking ratios for the specified uses below:

Use	Rate
Office	1.0 spaces per 100 square metres of gross floor area
Laboratory	1.0 spaces per 100 square metres of gross floor area
Medical Office/ Medical Clinic	1.0 spaces per 100 square metres of gross floor area
Retail	1.0 spaces per 100 square metres of gross floor area
Restaurant under 150 square metres in gross floor area	0.0 spaces per 100 square metres of gross floor area
Restaurant over 150 square metres in gross floor area	Rate as set out in Section 320-23 A) and C) of the Etobicoke Zoning Code.
All other uses	Rate as set out in Section 320-18 of the Etobicoke Zoning Code.

Despite the site providing 132 parking spaces, should the application be approved, the proposed draft by-law would require the owner to provide a minimum of 108 parking spaces (as these could accommodate a standard size car) with 84 of the 108 parking spaces meeting the Zoning By-law minimum size requirement of 2.6 m in width by 5.6 m in length, and having no obstructions. The proposed draft by-law would also include the above proposed parking ratios depending on the tenant mix of uses occupying the building presently and in the future.

Site and Surrounding Area

The site is located north of Bloor Street West, on the east side of Islington Avenue at the northeast corner of the intersection of Islington Avenue and Aberfoyle Crescent. The site is irregular in shape and has a total lot area of 2,672 m². The lands on the site slope down from south to north and are partially located within the Toronto and Region Conservation Authority Regulated Area of the Humber River watershed.

The site contains a 12-storey office building with a total gross floor area of 10,323 m². Existing uses in the building primarily consist of general and medical offices, with some retail space at grade.

The surrounding land uses are as follows:

North: A surface public parking lot associated with the Toronto Transit Commission's Lomond lot for the Islington Subway Station and bus terminal, with a utility corridor (lands of Toronto Hydro) and the Canadian Pacific Railway beyond.

East: An 8-storey office building at 56 Aberfoyle Crescent and a 22-storey residential apartment building at 8 Lomond Drive.

South: A three tower commercial building with an entrance to the Toronto Transit Commission's Islington Subway Station.

West: Toronto Transit Commission's Islington Subway Station and bus terminal with associated surface public parking lots.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans".

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its Official Plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan and the Etobicoke Centre Secondary Plan as follows:

The site is located within the *Etobicoke Centre* as identified by Map 2 Urban Structure of the Official Plan. The City's four *Centres*, along with *Avenues*, *Employment Areas* and the *Downtown*, are key components in the Official Plan's growth management strategy. The Official Plan provides for growth to be directed to *Centres* in order to use municipal land, infrastructure and services more efficiently and concentrate jobs and people in areas well served by surface transit and rapid transit stations.

Chapter 2 - Shaping the City

Section 2.2 Structuring Growth in the City: Integrating Land Use and Transportation: The Official Plan states that future growth within Toronto will be directed to areas which are well served by transit, the existing road network and which have a number of properties with redevelopment potential. Growth areas in the City are locations where good transit access can be provided along bus and rapid transit routes. Areas that can best accommodate this growth are shown on Map 4 of the Official Plan. Map 4 regarding Higher Order Transit Corridors identifies the site as located on a TTC and LRT Line.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan>

Etobicoke Centre Secondary Plan

The Etobicoke Centre Secondary Plan designates the subject site *Mixed Use Areas "A"*, which provides for a broad range of commercial, residential and institutional uses in single or mixed use buildings. As per Policy 3.13.2.1, *Mixed Use Areas "A"* will create a balance of uses to meet the needs of the local community, reduce automobile dependency and be designed to take advantage of nearby transit services. The Secondary Plan contains a number of built form and urban design policies which promote a compact transit-oriented development pattern.

The Etobicoke Centre Secondary Plan can be found here: <https://www.toronto.ca/wp-content/uploads/2017/11/9a29-cp-official-plan-SP-12-EtobicokeCentre.pdf>

The outcome of the staff analysis and review of relevant Official Plan policies and designations, including the Etobicoke Centre Secondary Plan, are summarized in the Comments section of this report.

Zoning

The site is zoned Etobicoke Centre 2 Zone (EC2) by the former City of Etobicoke Zoning Code as amended by site specific Zoning By-law No. 1088-2002 (see Attachment 3: Figure 3: Existing Zoning By-law Map). The EC2 Zone permits a variety of uses, some of which include: residential dwelling units and senior citizen apartment units above the ground floor, administrative/business/professional offices, health centres, dry cleaners, medical and dental offices, hospitals, veterinary hospitals, places of worship, schools, a hotel, undertaking establishments, medical centres and laboratories and movie film studios. Drive-through facilities are not permitted.

The maximum permitted building height is 60 m and the maximum permitted density is 5.0 times the area of the lot.

Regarding the minimum number of required non-residential parking spaces and size standards, By-law No. 1088-2002 states that the provisions in the former City of Etobicoke Zoning Code applies to the EC2 Zone. As such, the number of required parking spaces for non-residential uses is based on the type and size of non-residential uses provided.

As per Section 320-18.C(3)(f)[1] and [2] of the former City of Etobicoke Zoning Code, the following parking space requirements apply:

- "[1] Business, professional and administrative offices: three spaces per 93 square metres [Amended 1997-06-23 by By-law No. 1997-94].
- [2] Medical centres or medical and dental offices: 5.5 automobile parking spaces per 93 square metres of commercial floor area."

Section 320-18.A of the Etobicoke Zoning Code requires parking spaces accessed by a one-way or two-way drive aisle to have a minimum width of 6.0 metres or more measured at the entrance to the parking space and minimum lengths of 5.6 m; heights of 2.0 m; and widths of 2.6 m. Additional size requirements based on parking space obstructions and drive aisle access widths also apply. As previously noted in this report, Minor Variance Decision #A307/14EYK, permitted a total of 123 on-site parking spaces based on the specific mix of tenant uses at that time.

On May 9, 2013 Toronto City Council enacted City-Wide Zoning By-law No. 569-2013, parts of which are under appeal to the Ontario Municipal Board. Lands which are subject to the Etobicoke Centre Zoning By-law (By-law No. 1088-2002) are excluded from this by-law until such time that the entire *Etobicoke Centre* is brought into the City-Wide Zoning By-law No. 569-2013.

Site Plan Control

A Site Plan Control Application is not required as there are no physical modifications proposed to the existing building or site layout.

Reasons for Application

The applicant seeks an amendment to the former City of Etobicoke Zoning Code, as amended by site specific Zoning By-law No. 1088-2002, for the required non-residential parking standards with respect to parking ratios, number of required parking spaces and parking size dimensions in order to facilitate the leasing of space to current tenants and future uses that are permitted on the site.

As the tenant and use mix fluctuates in the building and as there is often a high number of medical offices occupying this building, deficiencies pertaining to parking space standards are often incurred on this site under its current zoning. Given the mix of uses may change again in the future and other tenants may seek renovations that would require building permits, the application requests to permanently alter the non-residential parking standard requirement via this Zoning By-law Amendment application.

Should the application be approved, this would negate the requirement for the owner to seek future Minor Variances for the number of non-residential parking spaces each time new tenants occupy the building, particularly medical office tenants which require a higher number of parking spaces (relative to other uses) under the Etobicoke Zoning Code.

Application Submission

The following reports/studies were submitted in support of the application:

- Boundary Plan of Survey;
- Site Plan;
- Draft Zoning By-law Amendment;
- Planning Rationale Letter;
- Hydrogeology Report;
- Parking Utilization Report;
- Traffic Operations Opinion Letter; and
- Parking Study Addendum;

These reports/studies can be found at the Application Information Centre (AIC) at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Agency Circulation

The application, together with the applicable reports noted above, has been 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.

Community Consultation

Planning staff held a community consultation meeting on May 8th, 2018 with 3,205 notices mailed out and 2 community members attending. The residents were generally supportive of the proposal.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of this report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

The PPS (2014) contains policies and promotes healthy, livable and safe communities by, amongst other means, accommodating a range of residential, employment, institutional and other uses to meet long-term needs, providing for appropriate development standards to facilitate intensification and redevelopment, promoting development which effectively uses land, resources, infrastructure and public services, and support the use of public transit.

Policy 1.6.7.4 of the PPS (2014) promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. The proposal is consistent with the PPS in this regard as the existing office building provides for a mix of uses; contains surface and below grade parking spaces; is located adjacent to Toronto Transit Commission's Islington Subway Station and bus terminal; and is in proximity to various commercial parking lots and street parking.

The Growth Plan identifies that office uses will be directed to locations that support *active transportation* and have existing or planned transit. Policies in Section 2.2.4 and 2.2.5 in the Growth Plan inform development in and around *major transit station* areas on subway lines and speak to the importance of planning for infrastructure to support *active transportation* and the provision of a diverse mix of uses to support existing and planned transit service levels. As this site is located in a built up area designated for growth in the City's Official Plan, is located adjacent to a Higher Order Transit Corridor – the TTC and LRT Line and is supported by public transit, the proposal conforms to the Growth Plan. The proposal also allows for flexibility in accommodating future uses which assists in maintaining the viability and re use of the existing building.

In addition, the proposal meets Official Plan policies and Secondary Plan policies with respect to land use and structuring growth in the City which facilitate the achievement of the PPS and the Growth Plan objectives.

Land Use

This application has been reviewed against the Official Plan policies and Secondary Plan policies described in the Issue Background section of this report as well as the policies of the Toronto Official Plan as a whole.

The application does not propose any exterior or interior alterations to the site. The existing office building constructed in 1972 would remain. The existing general office, medical office, retail and laboratory uses are permitted in the *Centres* designation of the Official Plan, the Etobicoke Centre Secondary Plan and the Zoning By-law. The existing context of the area also includes various mixed use, commercial, office, and residential developments in proximity to the Toronto Transit Commissions Islington Subway Station, bus terminal, associated parking lots as well as private public lots and the Canadian Pacific Railway.

The existing building and uses also meet the intent of Official Plan policies pertaining to *Centres* and Chapter 2 policies of shaping growth with respect to structuring growth in the City by integrating land use and transportation. The existing development promotes growth in areas which are well serviced by transit. Further, the application supports the intent of the Etobicoke Centre Secondary Plan and the *Mixed Use Areas "A"* designation as the existing office uses and potential future office uses would be located on a site that is in proximity to multiple transit options (bus and subway) and which should reduce automobile dependency.

Currently, the existing building is underutilized with a 30% vacancy rate. The vacancy rate could be decreased with approval of this application as the proposed flexibility of parking requirements on the site would create greater ease of tenant occupancy. The approval of this application would support employment/office uses and facilitate efficient growth by concentrating jobs and people in areas designated for growth which are well served by surface and rapid transit.

Planning staff recommend approval of the proposed amendment to the Zoning By-law and support the increased ability to lease space within the building as: no physical changes to the building are proposed; the existing building was constructed in 1972 and has been operating with the existing fixed parking supply since that time; the uses are permitted on the site; the uses fit within the existing and planned context as per the land use policies of the Official Plan and the Etobicoke Centre Secondary Plan; the site is located in proximity to surface and rapid transit as well as various public and private parking lots; and the application promotes growth within an underutilized office building.

Traffic Impact, Access and Parking

Transportation Services staff advise that a parking supply of 132 spaces should be provided for the site based on the applicant's submitted parking study. The minimum requirement in City-wide Zoning By-law No 569-2013 for parking standards (Policy Area 2) is estimated to be 103 spaces based on the existing building gross floor area of 10,323 m². City-wide Zoning By-law No. 569-2013 provides updated parking standards for new developments that are based on more recent information compared to the former City of Etobicoke Zoning Code. Parking standards that apply to Policy Area 2 under the Policy Area definition in Zoning By-law 569-2013 are considered applicable to the subject property.

Based on input from Building Division staff, the site currently provides 41 parking spaces that fully comply with the Etobicoke Zoning Code parking dimensions standard. A total of 84 spaces have the minimum dimensions of 5.6 m x 2.6 m, if the additional 0.3 metre requirement for obstructions is not considered. Building Division staff also indicate that the site provides 132 parking spaces based on the submitted plans, of which 108 spaces could accommodate a standard size car.

Thus, the existing parking supply is deficient when compared to the site-specific parking requirement of 132 spaces. Transportation Services staff advise that the portion of the parking requirement may be satisfied through:

1. Payment-in-lieu of parking being applied to the parking deficiency as per the City's Payment-in-Lieu of Parking Policy, which was adopted in July 2004, to the satisfaction of Transportation Services; and/or
2. Off-site parking arrangement to the satisfaction of Transportation Services with properties located within 300 metres of the subject site, which must be arranged through an appropriate lease agreement that is registered on-title, subject to the condition that only the surplus parking beyond the minimum Zoning parking requirement at the off-site location can be used for the subject site.

Planning staff have carefully considered the recommendations of Transportation Services staff, but note the purpose of this Zoning By-law Amendment application is to legalize and maintain the existing parking conditions of the building on the site and to address the challenges of leasing business space to tenants associated with the fixed parking supply on the site.

The existing building was constructed in 1972 and has been operating with this existing parking lot condition for over 45 years. The application does not propose any physical modification to the building and in order to accommodate the required number of parking spaces, the owner of the site would have to substantially alter, or more likely, have to demolish the existing building to construct a new underground parking garage.

Planning staff are of the opinion that the application is consistent with the Provincial Policy Statement, conforms to the Growth Plan and meets the objectives of the Official Plan and the policies of the Etobicoke Centre Secondary Plan. Planning staff support the current Zoning By-law Amendment application given: the site's location adjacent to multiple transit options and several public and private parking lots; the site can provide 108 parking spaces which are generally in line with the new parking standards as recently established in the City-Wide Zoning By-law in 2013; and the increased ability to lease business space in the building provided by this application could decrease the existing 30% vacancy rate of the building thus promoting business in the area. Based on the above analysis, Planning staff are of the opinion that payment-in-lieu of parking and/or an off-site parking arrangement should not be required in this instance. As such, Planning staff recommend approval of this Zoning By-law Amendment application without these requirements.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. However, as there is no new construction proposed, there is no parkland dedication or cash-in-lieu requirement for this proposal.

Ravine Protection

The subject property is partially located within a Toronto and Region Conservation Authority (TRCA) Regulated Area of the Humber River Watershed. TRCA staff have advised that as no development is proposed and the existing development is consistent with TRCA policies and programs, the TRCA does not object to the application and a TRCA Permit would not be required.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017), the Toronto Official Plan and the Etobicoke Centre Secondary Plan. Staff are of the opinion the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2017). Furthermore, the proposal is in keeping with the intent of

the Toronto Official Plan and the Etobicoke Centre Secondary Plan particularly as the existing office building is an appropriate use within the *Centres* land use designation, is well served by rapid and surface transit, and promotes efficient growth. The application would also potentially increase tenant occupancy within the existing underutilized office building. As such, staff recommend that City Council approve the proposed Draft Zoning By-law Amendment.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Figure 1: Application Data Sheet
- Attachment 2: Figure 2: Location Map
- Attachment 3: Figure 3: Existing Zoning By-law Map
- Attachment 4: Figure 4: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 5: Figure 5: Survey/Site Plan

Attachment 1: Figure 1: Application Data Sheet

Municipal Address: 1243 ISLINGTON AVENUE **Date Received:** August 25, 2017

Application Number: 17 222975 WET 05 OZ

Application Type: Rezoning

Project Description: This application proposes to amend the former City of Etobicoke Zoning Code, as amended by site specific Zoning By-law No. 1088-2002 to change the required non-residential parking standards for uses such as office, laboratory, medical office/medical clinic, retail, and restaurant for the existing 12-storey office building. The purpose of the amendment is to acknowledge and legalize the existing number and dimensions of parking spaces on site, while providing flexibility for future tenant occupancy. No exterior or interior alterations to the existing building are proposed.

Applicant	Agent	Architect	Owner
DEVINE PARK LLP		DEVINE PARK LLP.	1243 ISLINGTON GP INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas, Centres	Site Specific Provision:	Etobicoke Centre Secondary Plan
Zoning:	EC2 (Etobicoke Centre 2 Zone) By-law 1088-2002	Heritage Designation:	N
Height Limit (m):	60	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,672	Frontage (m):	Irregular lot	Depth (m):	Irregular lot
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):				
Non-Residential GFA (sq m):	10,323			
Total GFA (sq m):	10,323			
Height - Storeys:				
Height - Metres:				

Lot Coverage Ratio (%): 33.79 Floor Space Index: 3.86

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA: 10,323

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure Existing Retained Proposed Total

Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

Rooms Bachelor 1 Bedroom 2 Bedroom 3+ Bedroom

Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces: 132 Bicycle Parking Spaces: 18 Loading Docks: 1

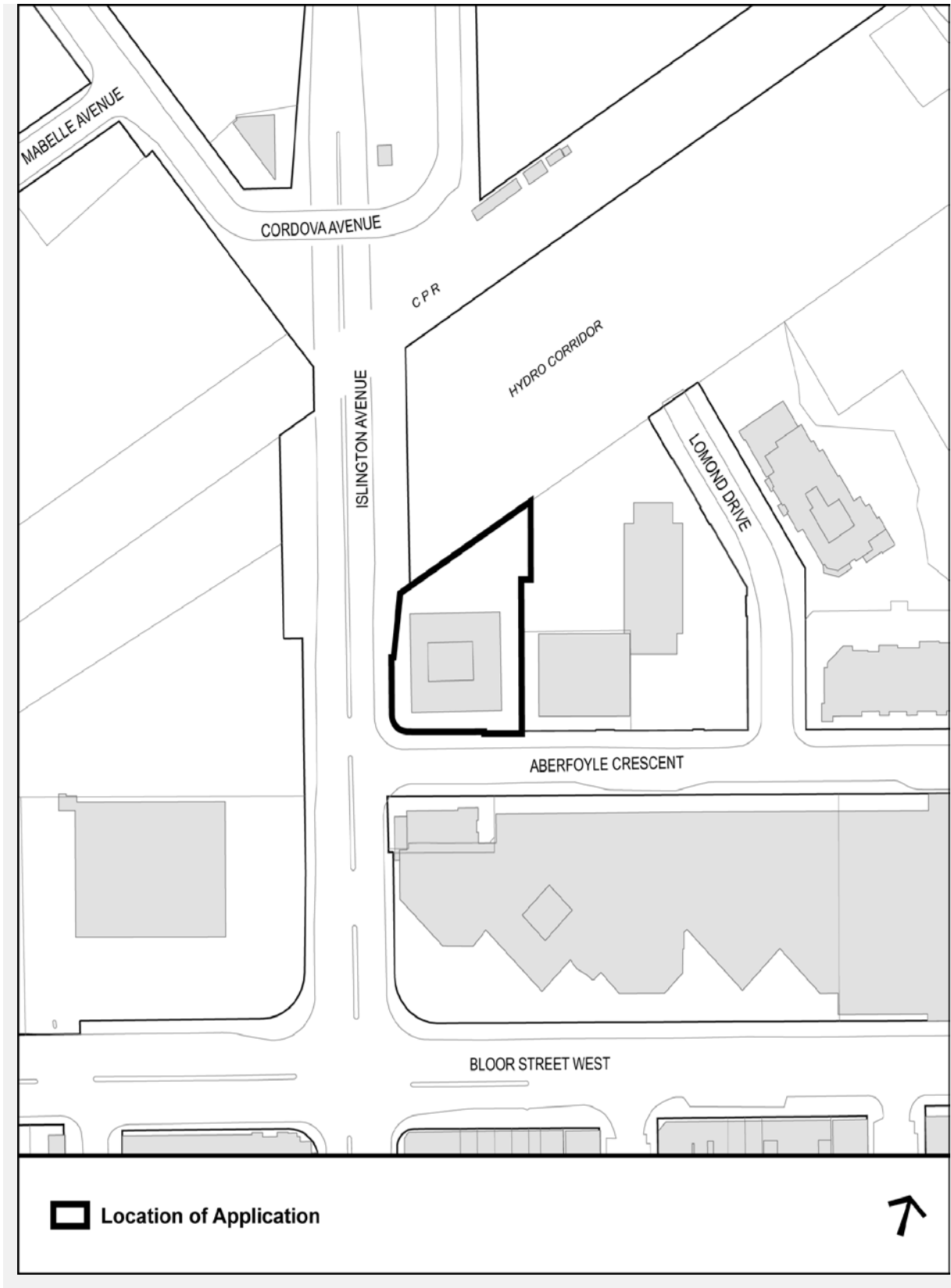
CONTACT:

Nicole Ivanov, Planner, Community Planning

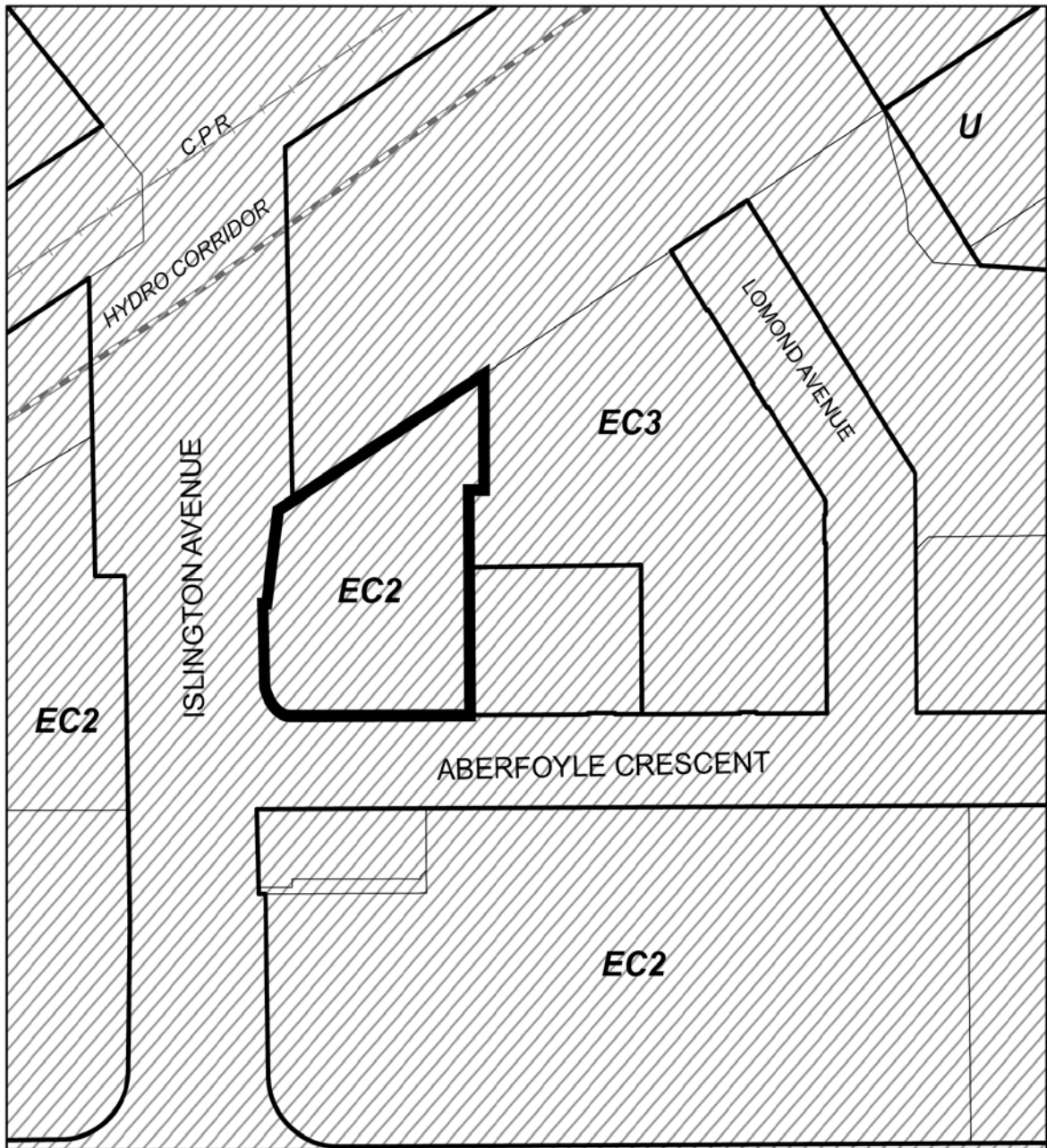
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Attachment 2: Figure 2: Location Map



Attachment 3: Figure 3: Existing Zoning By-law Map



Zoning By-Law Etobicoke 11,737 as amended

1243 Islington Avenue

File # 17 222975 WET 05 OZ

 Location of Application

 See Former City of Etobicoke By-Law No. 11,737

EC2 Etobicoke Centre 2
 EC3 Etobicoke Centre 3
 U Utilities Zone



Not to Scale
 Extracted: 01/05/2018

Attachment 4: Figure 4: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item EY~, as adopted by City of Toronto Council on ~ 2018, Etobicoke York Community Council Item ~, adopted as amended, by City of Toronto Council on ~, 2018

Enacted by Council: ~, 2018

Bill No. ~

CITY OF TORONTO

BY-LAW No. XXX-2018

To amend Chapter 320 of the Etobicoke Zoning Code, as amended, with respect to the lands municipally known as 1243 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;

WHEREAS Council of the City 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 HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule A attached to this By-law.
2. Despite Sections 320-18(A), (B), (C), (D), (E) and (F) and 320-19 of the Etobicoke Zoning Code, Section 1(d) of By-law 1909 of the Borough of Etobicoke, and Section 8(i)(a) of By-law 1088-2002 of the City of Toronto, the following provisions shall now apply to the lands described in Schedule A attached hereto. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall prevail.
3. The provisions of the Zoning Map referred to in Section 320-5 of the Zoning Code, as amended by By-law 1088-2002 of the City of Toronto, shall apply to the lands in Schedule B designated as Etobicoke Centre 2 (EC2) Zone, unless inconsistent with the provisions of this By-law in which case this By-law prevails.
4. Parking Requirements

For the existing gross floor area of 10,323 m², the required minimum number of parking spaces provided on the site shall be as follows:

a. The cumulative total number of spaces as required in the table below:

Use	Rate
Office	1.0 spaces per 100 square metres of gross floor area
Laboratory	1.0 spaces per 100 square metres of gross floor area
Medical Office/ Medical Clinic	1.0 spaces per 100 square metres of gross floor area
Retail	1.0 spaces per 100 square metres of gross floor area
Restaurant under 150 square metres in gross floor area	0.0 spaces per 100 square metres of gross floor area
Restaurant over 150 square metres in gross floor area	Rate as set out in Section 320-23 A) and C) of the Etobicoke Zoning Code.
All other uses	Rate as set out in Section 320-18 of the Etobicoke Zoning Code.

b. Notwithstanding Section 2(a) above, the minimum number of parking spaces provided on the site at all times shall be no less than 108 parking spaces.

c. A minimum of 84 parking spaces on the site shall be a minimum of 2.6 metres wide and 5.6 metres long, with no additional size requirements for spaces which are obstructed.

5. Chapter 324, Site Specific, of the Etobicoke Zoning Code is amended to include reference to this by-law by adding the following Section 324-1 Table of Site Specific By-laws:

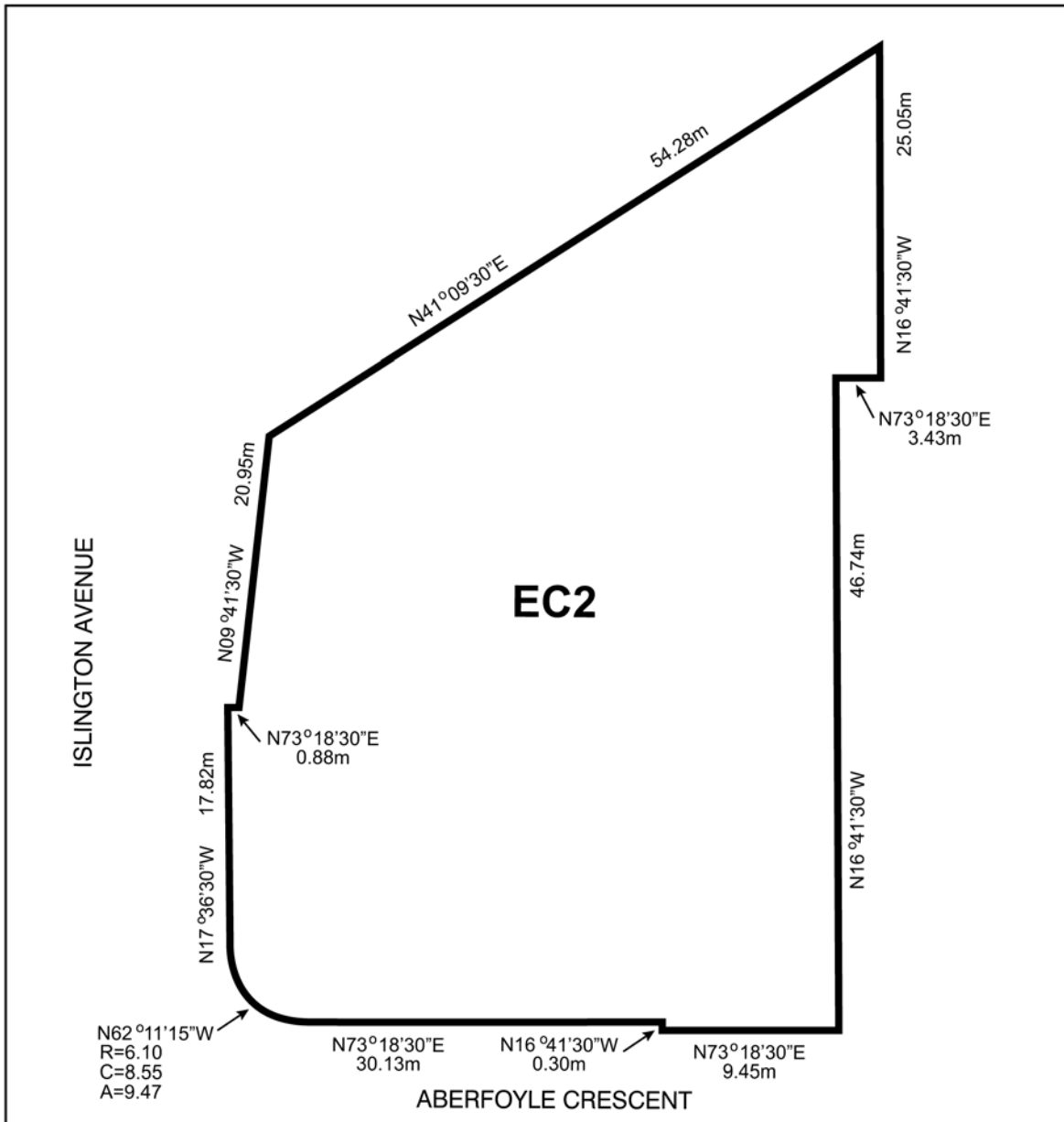
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
~-2018 ~, 2018	Lands located on the east side of Islington Avenue, on the north side of Aberfoyle Crescent, municipally known as 1243 Islington Avenue.	To change the parking rate for certain uses and allow continued operation of the existing building and parking spaces.

ENACTED AND PASSED this ___ day of _____, 2018.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



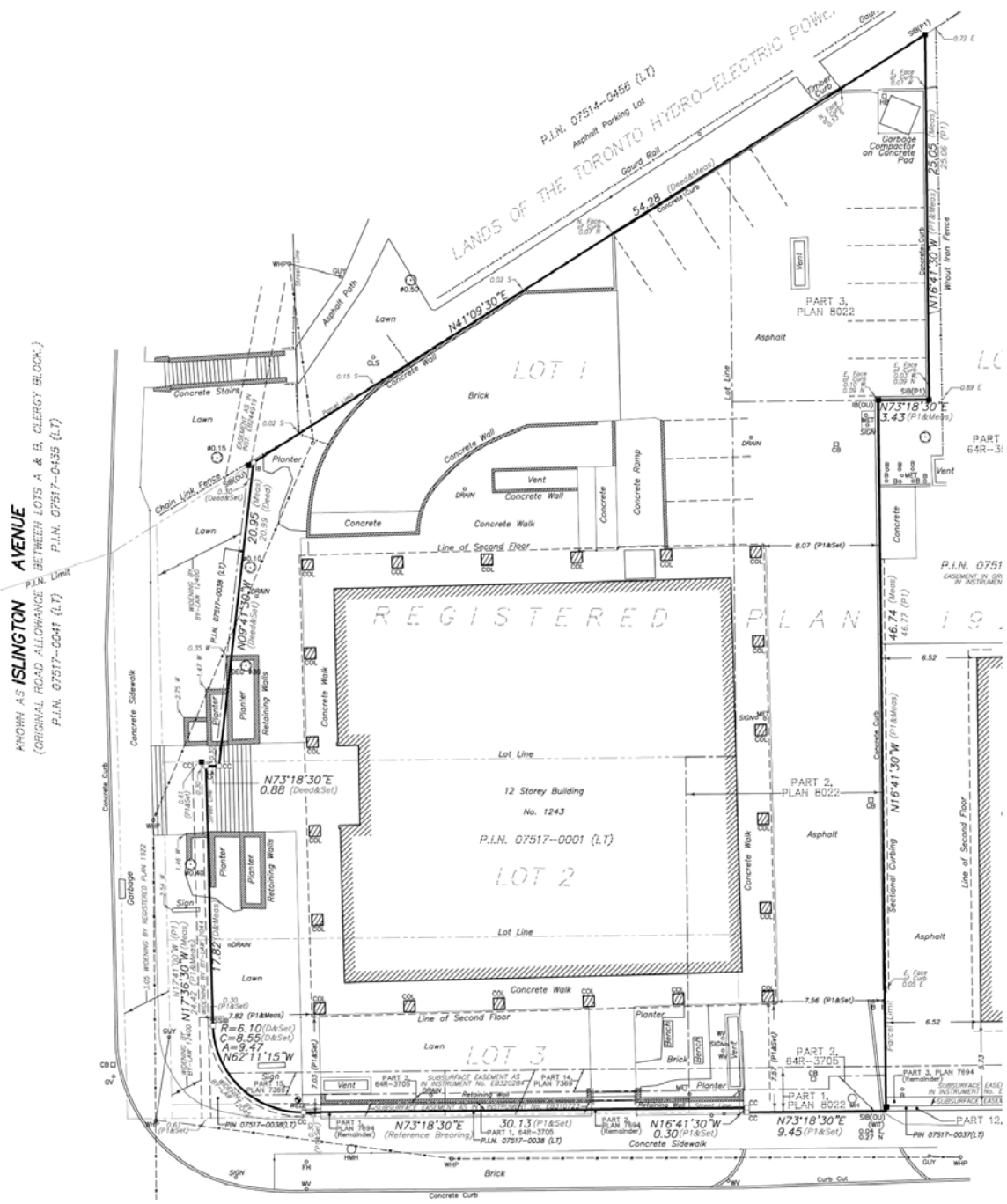
TORONTO
Schedule A

1243 Islington Avenue

File # 17 222975 WET 05 02


 Former City of Etobicoke By-Law 11,737
 Not to Scale
 06/04/2018

Attachment 5: Figure 5: Survey/Site Plan



KNOWN AS **ABERFOYLE CRESCENT**
 (FORMERLY MACPHERSON AVENUE DEDICATED BY REGISTERED PLAN 1922)
 P.I.N. 07517-0040 (L.T.)

Site Survey

Applicant's Submitted Drawing

Not to Scale
 06/04/2018

1243 Islington Avenue

File # 17 22975 WET 05 0Z