

1277 Wilson Avenue – Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Preliminary Report

Date: December 13, 2018

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward No. 6 York Centre

Planning Application Number: 18 219970 NNY 06 OZ

Notice of Complete Application Issued: September 4, 2018

Related Applications: 18 219984 NNY 06 RH, 18 219975 NNY 06 SA

Current Use on Site: 4-storey residential rental building with surface parking area.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1277 Wilson Avenue. Staff is currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1277 Wilson Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Zoning By-law for the property at 1277 Wilson Avenue to permit the demolition of the northern portion of the existing 4-storey rental apartment building containing 27 residential units and the replacement of it with a 12-storey rental apartment building containing 239 residential units. Along with the 53 retained units from the original building, the reconfigured building would contain a total 292 residential units. The existing building contains 7,305 square metres of gross floor area and 2,365 square metres would be demolished leaving 4,940 square metres of gross floor area of retained building. The proposed building would be 18,826 square metres in size exclusive of the 3 levels of underground parking (6,812 square metres). The total gross floor area for both the retained building and the proposed building would be 23,766 square metres resulting in a density of 2.45 FSI. Seventy-two of the existing 85 surface parking spaces would be retained comprising 44 visitor spaces (including 4 accessible spaces) and 28 tenant spaces. Three levels of underground parking would be provided below the proposed 12-storey building and contain 153 tenant parking spaces. In total, the proposed development would provide 225 parking spaces (both underground and surface parking combined).

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1a for the Wilson Avenue elevation, Attachment 1b for a three dimensional representation of the Wilson Avenue elevation and Attachment 3 for the proposed Site Plan.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2017) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The proposal is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Apartment Neighbourhoods* on Map 16. Permitted uses in *Apartment Neighbourhoods* include apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

Zoning By-laws

The subject lands are currently zoned "Residential Multiple Dwelling Zone (RM (f24.0; a1100; d0.75) by By-law 569-2013. The subject lands are also subject to a maximum lot coverage overlay of 35% and the northern portion of the subject lands are within "Policy Area 4". Permitted Uses in the RM Zone include dwelling units in a permitted building type, which include detached houses, semi-detached houses, duplexes, triplexes, fourplexes, and apartment building. In addition, a range of non-residential uses are permitted, subject to conditions, including a community centre, day nursery, retirement home, and a range of other institutional and emergency service uses.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Avenues and Mid-Rise Buildings Study
- Mid-Rise Building Performance Standards Addendum
- Growing-Up - Planning for Children in New Vertical Communities

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control and an application has been submitted (file number 18 219975 NNY 06 SA) and is being reviewed concurrently with the Zoning By-law Amendment application.

Rental Housing Demolition and Conversion By-law

The applicant submitted an application on September 4, 2018, for a Rental Demolition permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of a portion of the existing rental housing units, as the lands subject to the application contain six or more residential units, of which at least one is rental. As per Chapter 667-

14, a tenant consultation meeting will be held to review the impact of the proposal on tenants of the residential rental property.

COMMENTS

Reasons for the Application

The application will require amendments to the provisions for maximum height, maximum floor space index, minimum front yard and side yard setbacks. The Zoning By-law Amendment is required to increase the maximum permitted building height from 12.0 metres to 34.0 metres, to increase the maximum Floor Space Index (FSI) from 0.75 to 2.53 times the lot area, to decrease the required minimum front yard setback from approximately 9.01 metres (which is the average of the abutting properties on either side) to 4.5 metres, and to decrease the minimum side yard setback from 2.4 metres to 0.1 metre on the west and 0.2 metre on the east side of the building.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Built Form, Planned and Built Context

The proposal will be assessed to determine the suitability of the proposed height and massing or other built form issues based on the City's Official Plan policies and the City's Design Guidelines including the Avenues and Mid-Rise Buildings Study and Performance Standards Addendum. A road widening requirement of 2.76 metres will be taken through this application process. An evaluation will be made to determine whether the application is contextually appropriate and whether it fits with the planned or built context and whether the building transitions appropriately to the nearby *Neighbourhood Areas* lands to the south and west. The location and amount of the proposed indoor and outdoor amenity space and the impact on the public realm will also be assessed. Additionally, the amount of outdoor landscaped open space will be reviewed in relation to the amount of surface parking being retained. The proposed side elevations which will be visible to passersby will be evaluated through the application review.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). The applicant has submitted an Arborist Report in support of the application which is currently under review by City staff. The Arborist report identifies 80 trees on site of which 13 are proposed to be removed. The report also identifies the steps to be taken in an attempt to retain and protect as many trees as possible. The Landscape Plan proposes the planting of 12 new trees and additional shrub beds.

Housing

A Housing Issues Report is required for Official Plan Amendments and Zoning By-law Amendments for applications that seek to demolish existing rental properties and/or intensify existing rental sites. A Housing Issues Report has been submitted for review by staff. The following matters will be evaluated through the application review process:

- Evaluating the need to provide larger residential dwelling units suitable for a broad range of households, including families with children.
- Evaluating the appropriateness of the rental housing replacement proposal, including the size, unit design and associated amenities for the proposed replacement housing.
- Evaluating the suitability of the tenant relocation and assistance strategy for the affected tenants.
- Reviewing the appropriateness of proposed improvements for the retained rental building

Community Services and Facilities

Community Services and Facilities (CS & F) are an essential part of vibrant, strong and complete communities. CS & F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The application will be evaluated to determine the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title where a project meets the minimum size threshold of 10,000 square metres. This proposal meets this threshold and Section 37 benefits will be required.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development. The applicant has submitted a Servicing Report, the purpose of which is intended to evaluate the effects of a development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed change in land use or development. The applicant has also submitted a Transportation Impact Study which is intended to evaluate the effects of a development

or re-development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development, which will be reviewed by staff. The applicant is proposing an on-site parking supply which does not satisfy the Zoning By-law requirements. The appropriateness of the shortfall of 71 parking spaces will be evaluated through the application review process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings, through a Site Plan Agreement and Zoning By-law Amendments. Staff is reviewing the TGS Checklist submitted by the applicant 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

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1a: North elevation (Wilson Avenue)

Attachment 1b: 3D Model of Proposal in Context - View to south across Wilson Avenue

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

Attachment 1a: North Elevation (Wilson Avenue)



North Elevation

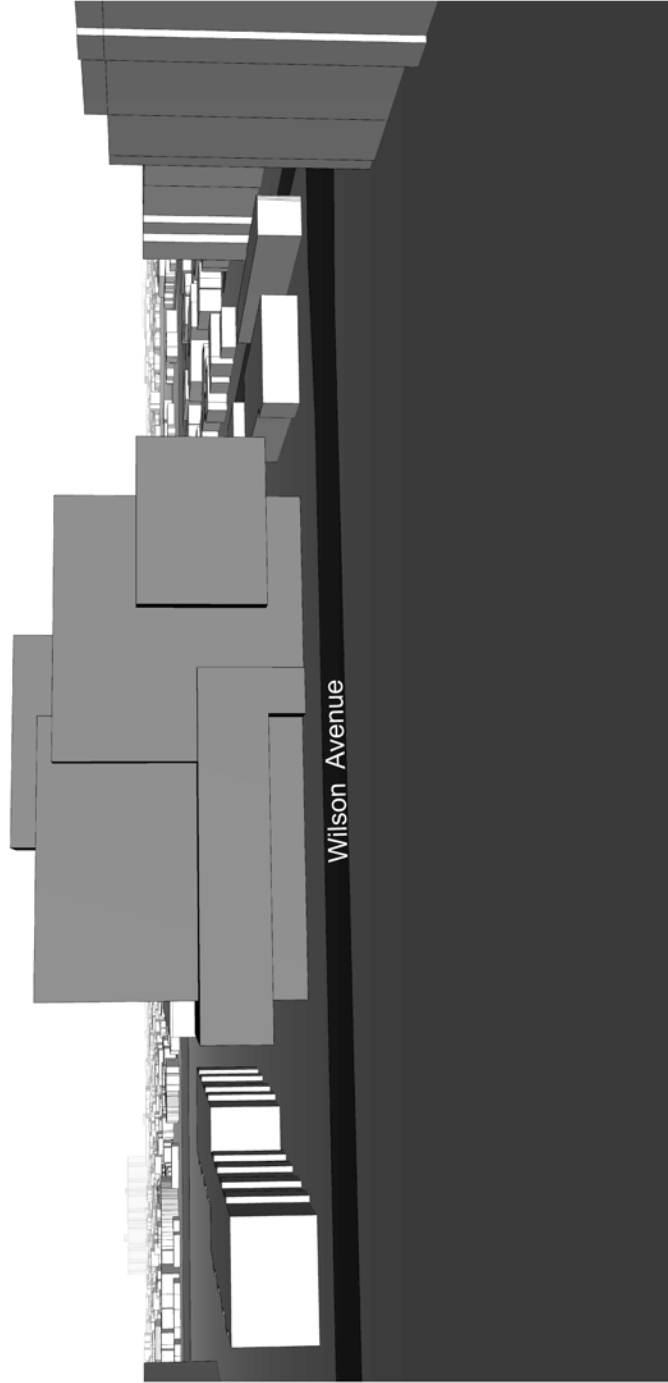
Applicant's Submitted Drawing

Not to Scale
10/02/2018

1277 Wilson Avenue West

File # 18 219970 NNY 09 02

Attachment 1b: 3D Model of Proposal in Context - View to south from across Wilson Avenue



3D model - perspective looking south

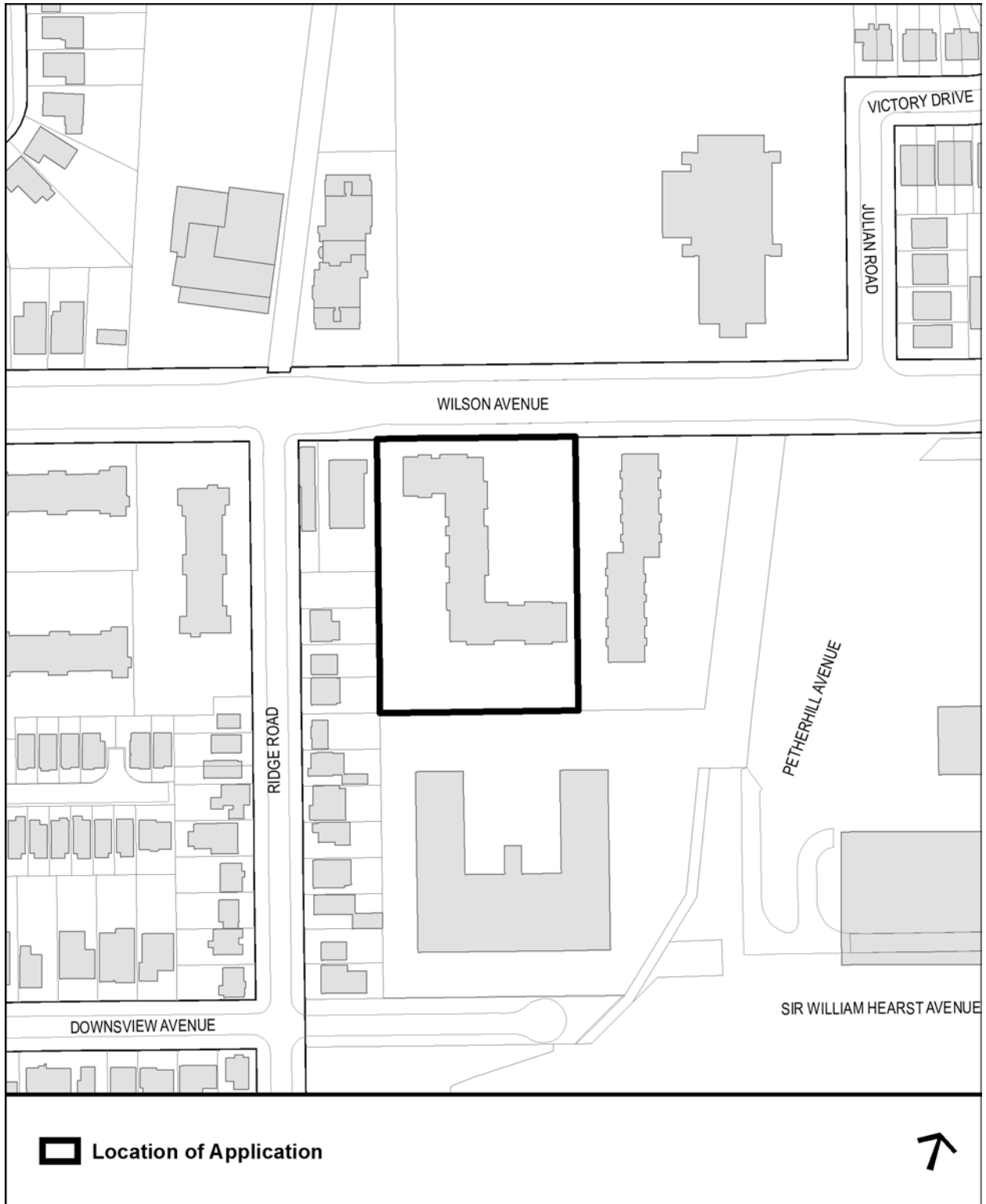
Applicant's Submitted Drawing

Not to Scale
11/15/2018

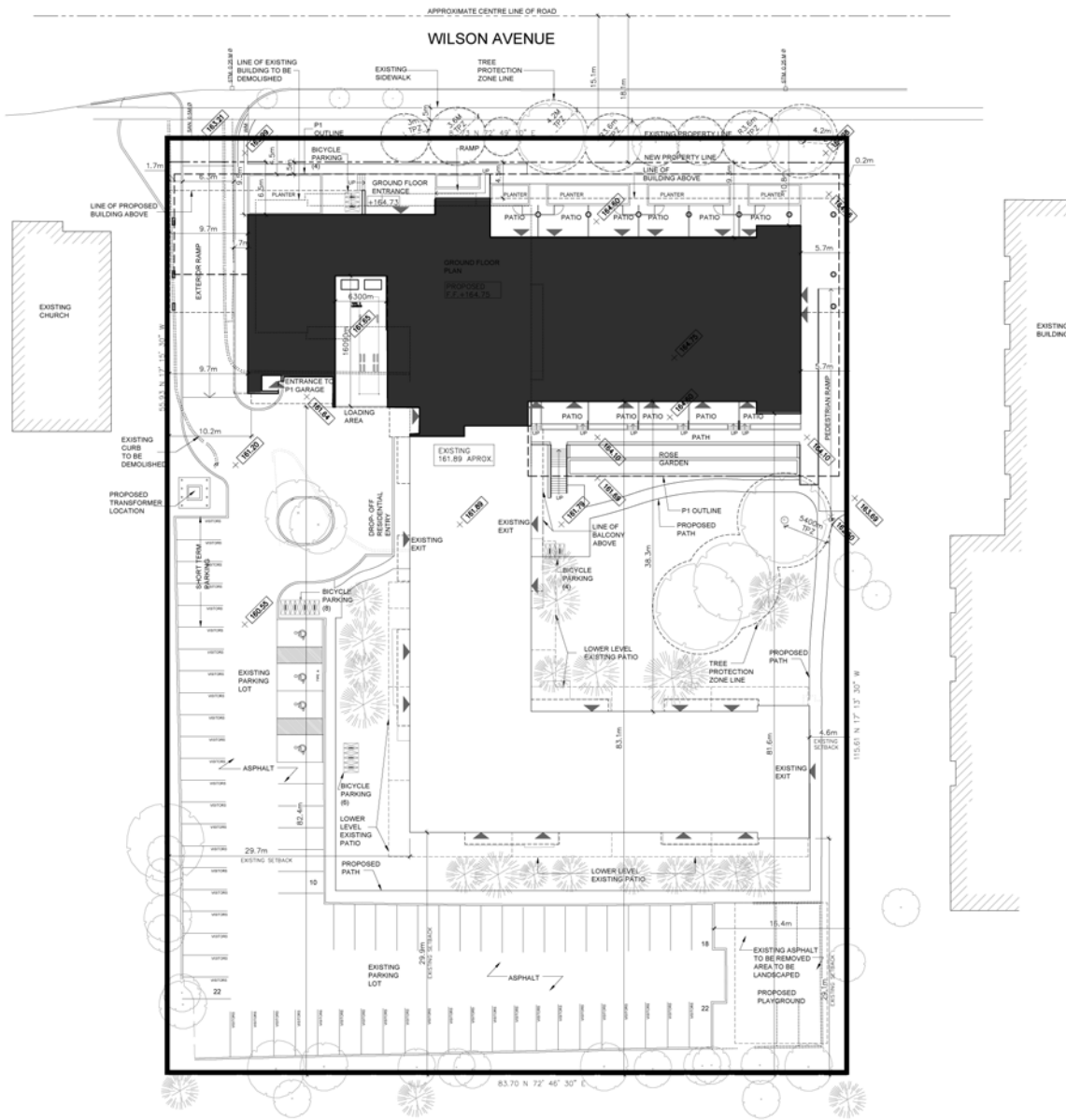
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Attachment 2: Location Map



Attachment 3: Site Plan



Site Plan

Applicant's Submitted Drawing

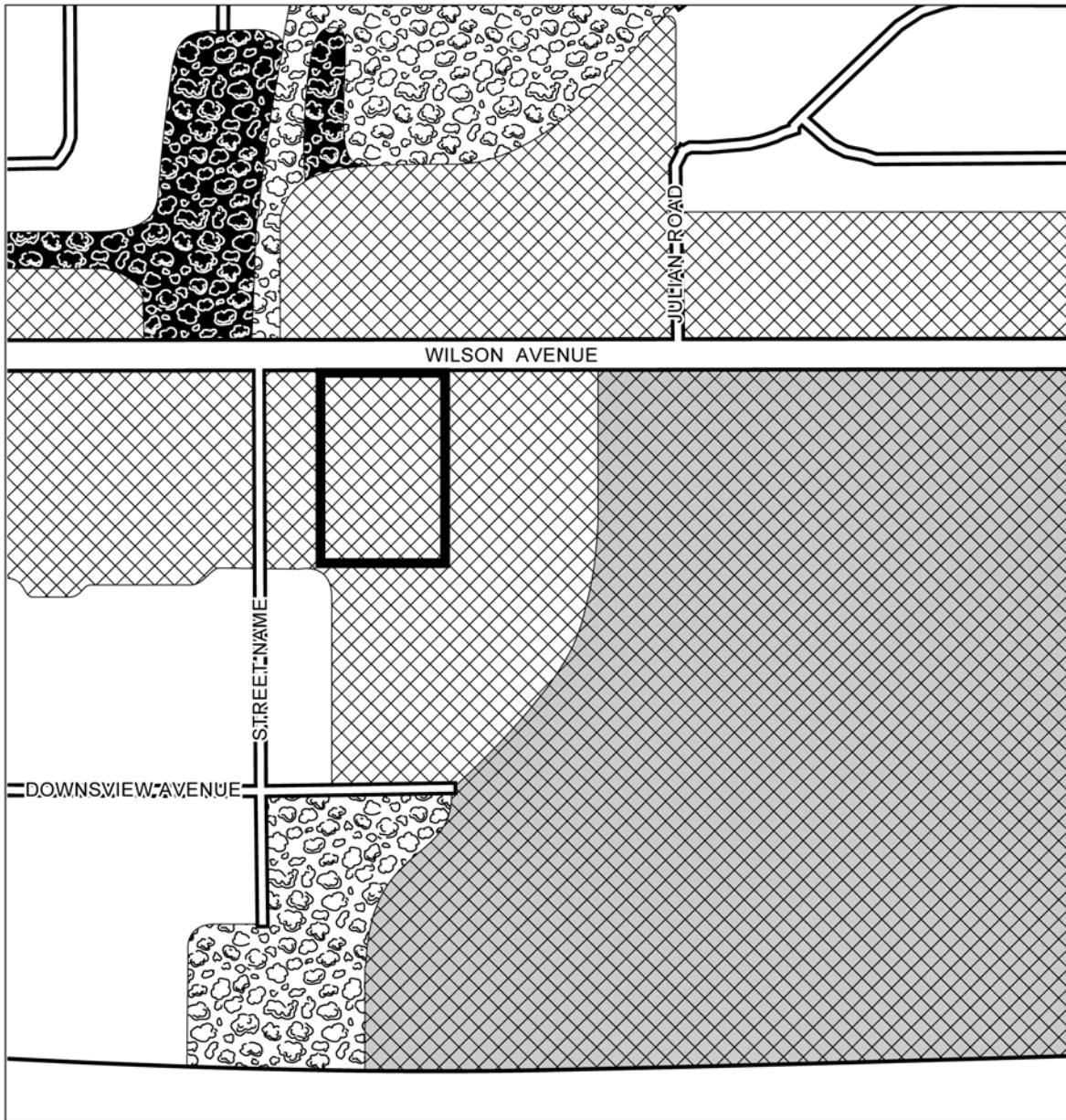
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1277 Wilson Avenue West

File # 18 219970 NNY 09 0Z








Attachment 4: Official Plan Map



Toronto
Official Plan Land Use Map #16

1277 Wilson Avenue West

File # 18 219970 NNY 09 02

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|--|--|
|  Location of Application |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas | |


 Not to Scale
 10/02/2018