



REPORT FOR ACTION

1304, 1306 and 1308 Wilson Avenue – Official Plan and Zoning By-law Amendment Applications – Preliminary Report

Date: January 29, 2019

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 18 268503 NNY 06 OZ

Notice of Complete Application Issued: January 4, 2019

Related Applications: N/A

Current Use(s) on Site: Two, one-storey detached dwellings and a vacant lot previously occupied by a transformer station.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1304, 1306 and 1308 Wilson Avenue. Staff are 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 1304, 1306 and 1308 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 former City of North York Zoning By-law No. 7625 to permit a 10-storey residential building containing 90 apartments. The proposed building would have a total gross floor area of 7,697 square metres and a Floor Space Index (FSI) of 3.75. The proposed building would also incorporate five 2-storey townhouse style dwelling units along the Wilson Avenue frontage. A total of 386 square metres of amenity space would be provided for residents on the 10th storey rooftop, and at grade at the rear of the proposed building.

Vehicular access from Wilson Avenue would provide a connection to a 2-level underground parking garage with 74 parking spaces (including provision for 15 electric charging facilities and 2 car-share spaces) and 78 bicycle parking spaces.

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

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

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 subject application is located on lands shown as *Avenues* on Map 2 Urban Structure of the Official Plan and *Apartment Neighbourhoods* on Map 16 Land Use. The rear portion is designated *Parks and Open Spaces Areas - Natural Areas* in the Official Plan. *Apartment Neighbourhoods* are made up of 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. All land uses provided for in the Neighbourhoods designation are also permitted in the Apartment Neighbourhoods designation.

The lands at the northern portion of the subject lands are designated *Parks and Open Space Areas - Natural Areas* on Map 16, Land Use Plan of the Official Plan. The Official Plan seeks to improve, preserve and enhance the Green Space System. Land designated *Natural Areas* are to be maintained primarily in a natural state while also allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features. Although development is generally not permitted in the *Natural Areas* designation, where the underlying land use designation provides for development in or near the *Natural Area*, development will recognize the natural heritage values and potential impacts on the natural ecosystem as much as is reasonable given the objectives for the area and minimize adverse impacts and where possible enhance the natural heritage features.

Zoning By-laws

The subject lands are subject to the former City of North York Zoning By-law #7625 but are exempt from Zoning By-law #569-2013.

Under the former City of North York By-law #7625, the subject lands are zoned RM5, Multiple-Family Dwellings Fifth Density Zone. A variety of residential uses, including single family dwellings, semi-detached dwellings, multiple attached dwellings and apartment houses are permitted within the RM5 zone.

Design Guidelines

The application will be reviewed by staff using the following design guidelines:

- 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 can be found on the City's website at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control; however an application has not yet been submitted to the City.

COMMENTS

Reasons for the Application

The proposal to develop the site at 1304, 1306 and 1308 Wilson Avenue with a 10-storey residential building containing 90 apartments requires an amendment to the former City of North York Zoning By-law #7625. The amendment is required in order to implement site-specific development standards to regulate the proposed development for items such as but not limited to, proposed use, gross floor area, setbacks, height, density, angular plane, parking and landscaping.

In addition, the proposed development also requires an amendment to the City's Official Plan, Natural Environment policies regarding the minimum 10 metre setback required from the top of bank of valleys, ravines or bluffs. Given the meandering of the creek and slope at the rear of the subject lands, the development as proposed would require realignment of the natural slope feature and intrusion of the building foot-print into the minimum required 10 metre setback. Specifically, as proposed the building foot-print at the rear would come to within less than 4 metres from the staked top-of-bank and at the westerly portion of the subject lands would extend at least 4 metres beyond it (see Attachment 4: Site Plan).

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 and other built form issues based on the City's Official Plan policies and the City's design guidelines. An evaluation will be made to determine whether the application is contextually appropriate and complementary to the planned or built context along Wilson Avenue and if the proposed building transitions appropriately along Wilson Avenue and towards the low-scale neighbourhoods to the north, particularly with respect to the impact of any proposed building projections into the rear angular plane.

The appropriate front yard setback for the proposed base townhouse expression will be assessed to ensure an appropriate streetscape and public realm along Wilson Avenue. Similarly, the appropriate side-yard setbacks, upper floor step-

backs and in particular, the location of windows and balconies for the proposed building will be evaluated where it would neighbour the existing Ambulance Depot to the east and a proposed nine-storey residential building to the west currently being reviewed by the City.

The location and amount of the proposed indoor and outdoor amenity spaces will also be assessed.

Ravine Control:

While the subject lands are not regulated by the Toronto and Region Conservation Authority (TRCA), there is a watercourse and steep slope at the rear of the subject lands. The lands are within the City of Toronto Ravine and Natural Feature Protection By-law area, or Chapter 658 of the Toronto Municipal Code. The City of Toronto Urban Forestry, Ravine and Natural Feature Protection staff will be evaluating the proposed development, and its impact on the ravine feature. The applicant has submitted a Natural Heritage Impact Study which is being reviewed by City staff.

The proposed development will also be evaluated with regards to the City's Official Plan, Natural Environment policies regarding the minimum 10 metre set-back required from top-of-bank of valleys, ravines or bluffs.

Tree Preservation:

The proposal 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 42 trees within the area of the proposed development, 40 of which are intended to be removed. The appropriate number of new private and city trees to replace those proposed to be removed will also be assessed and secured through the review process.

Transportation:

The proposal will require a road widening along the north side of Wilson Avenue of 2.76 metres to achieve the planned 36 metre right-of-way width for Wilson Avenue as identified on Map 3 of the City's Official Plan, which the applicant proposes to dedicate to the City.

Infrastructure/Service 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 the 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 if necessary, to provide for adequate servicing. The applicant has also submitted a Traffic Impact, Parking and Loading Study which is intended to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements if necessary, to accommodate the travel demands and impacts generated by the development. The submitted studies are currently under review by staff.

Toronto Green Standard (TGS):

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 drawing, 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

Ben DiRaimo, Senior Planner, Community Planning, North York District
Tel. No.416-395-7119, Fax No.416-395-7155, E-mail: Ben.DiRaimo@toronto.ca

SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: South Elevation
- Attachment 2a: 3D Model of proposal looking northwest
- Attachment 2b: 3D Model of proposal looking southeast
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map

Attachment 1: South Elevation



South Elevation

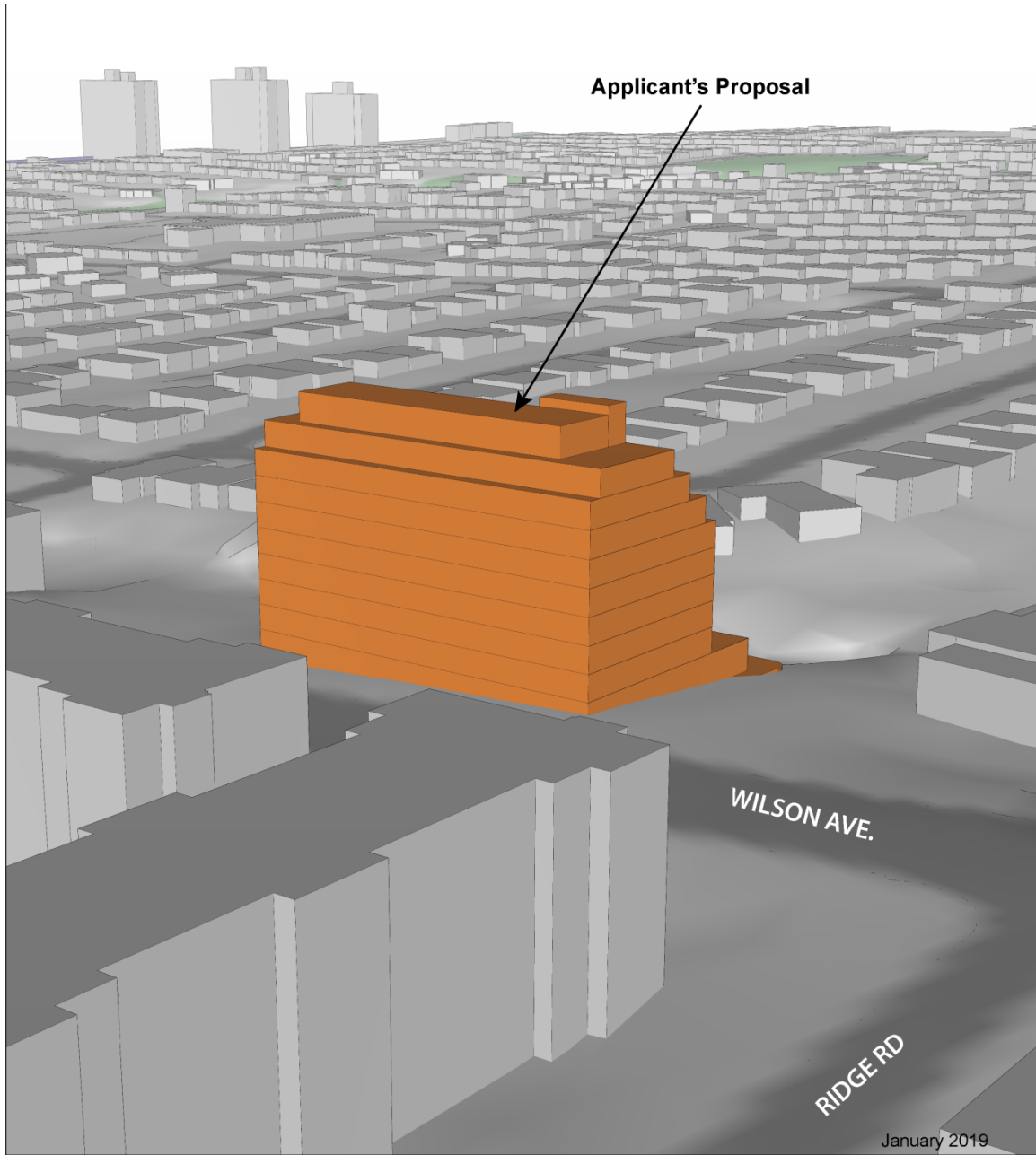
1304-1308 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale
01/07/2019

File # 18 268503 NNY 06 0Z

Attachment 2a: 3D Model of proposal looking northwest

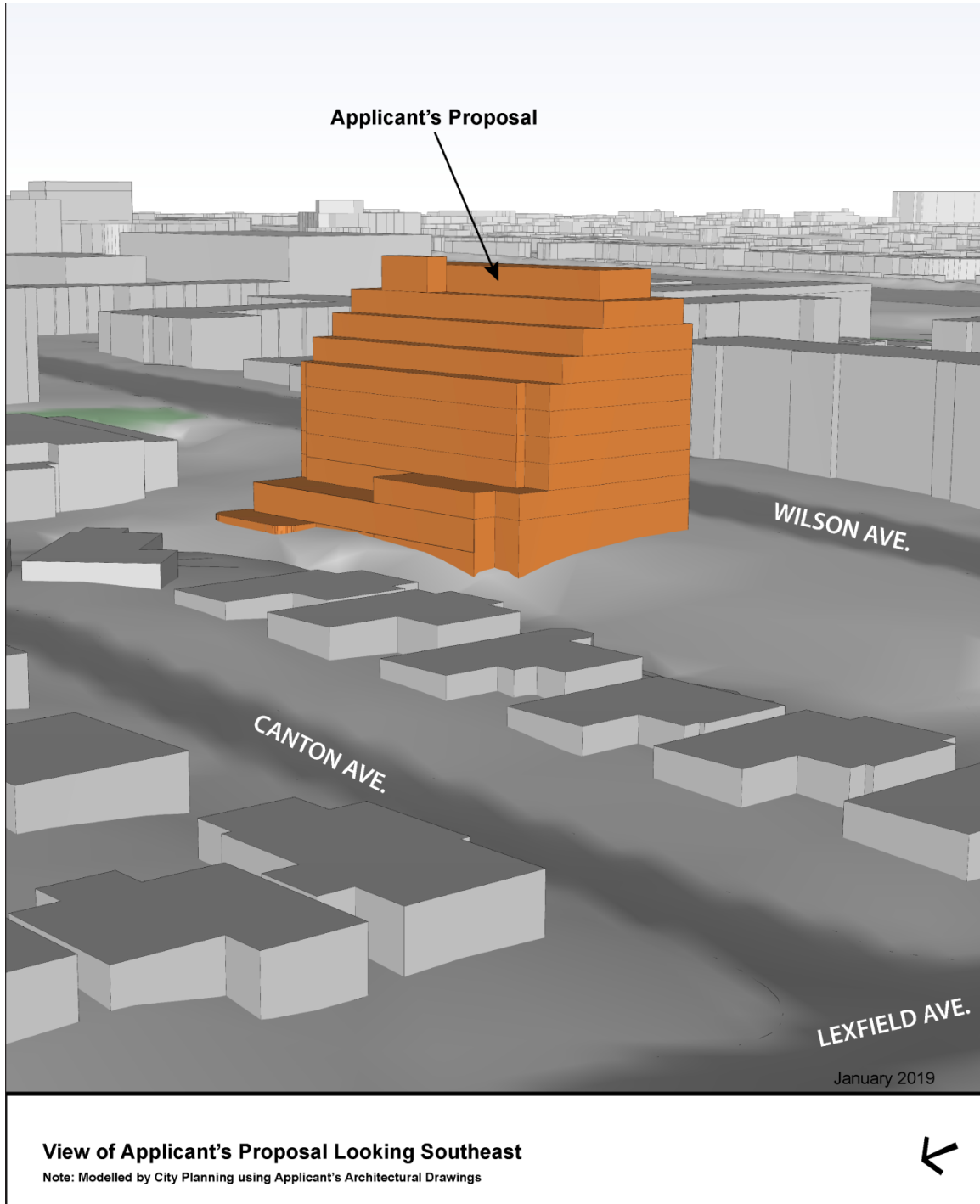


View of Applicant's Proposal Looking Northwest

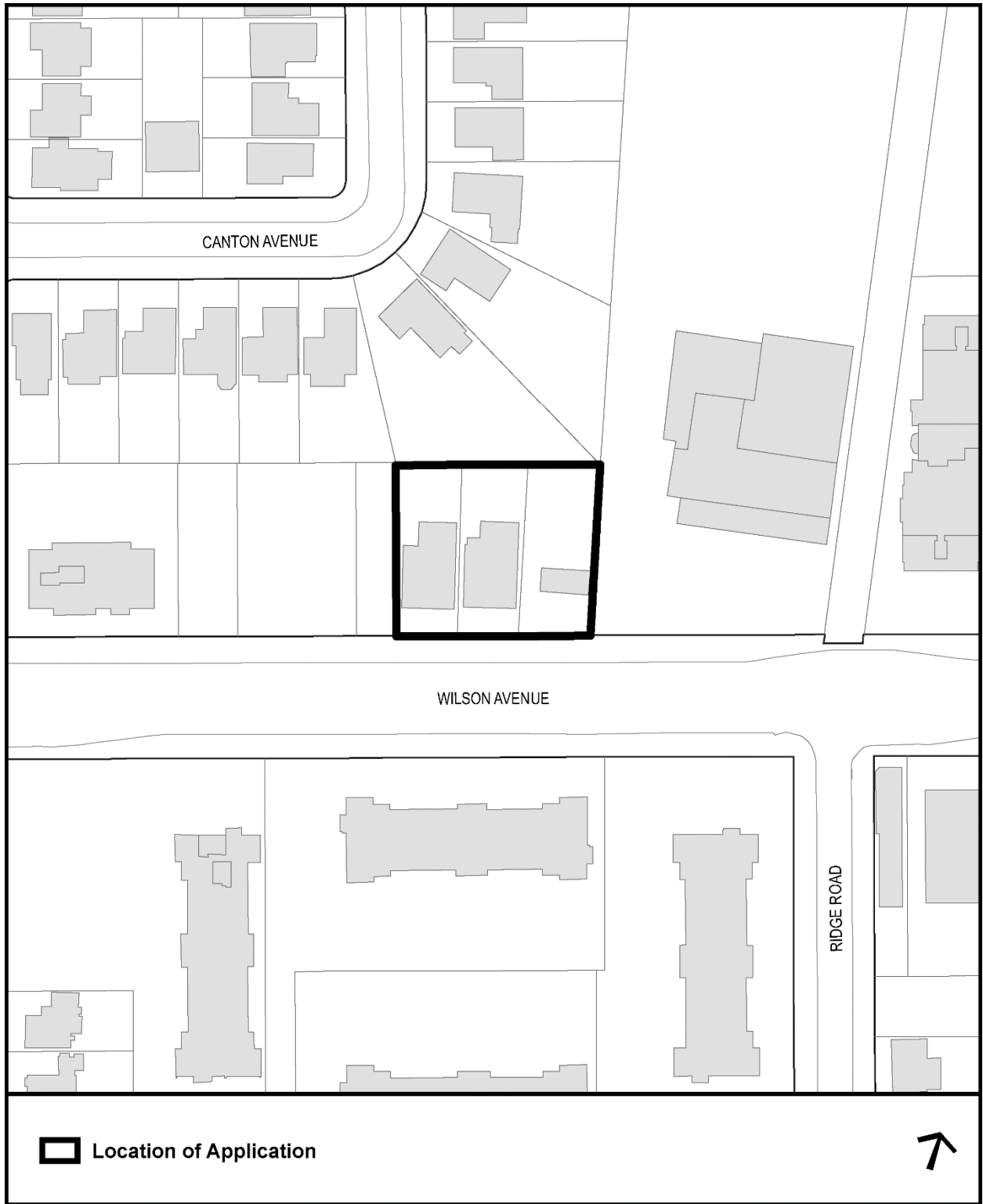
Note: Modelled by City Planning using Applicant's Architectural Drawings



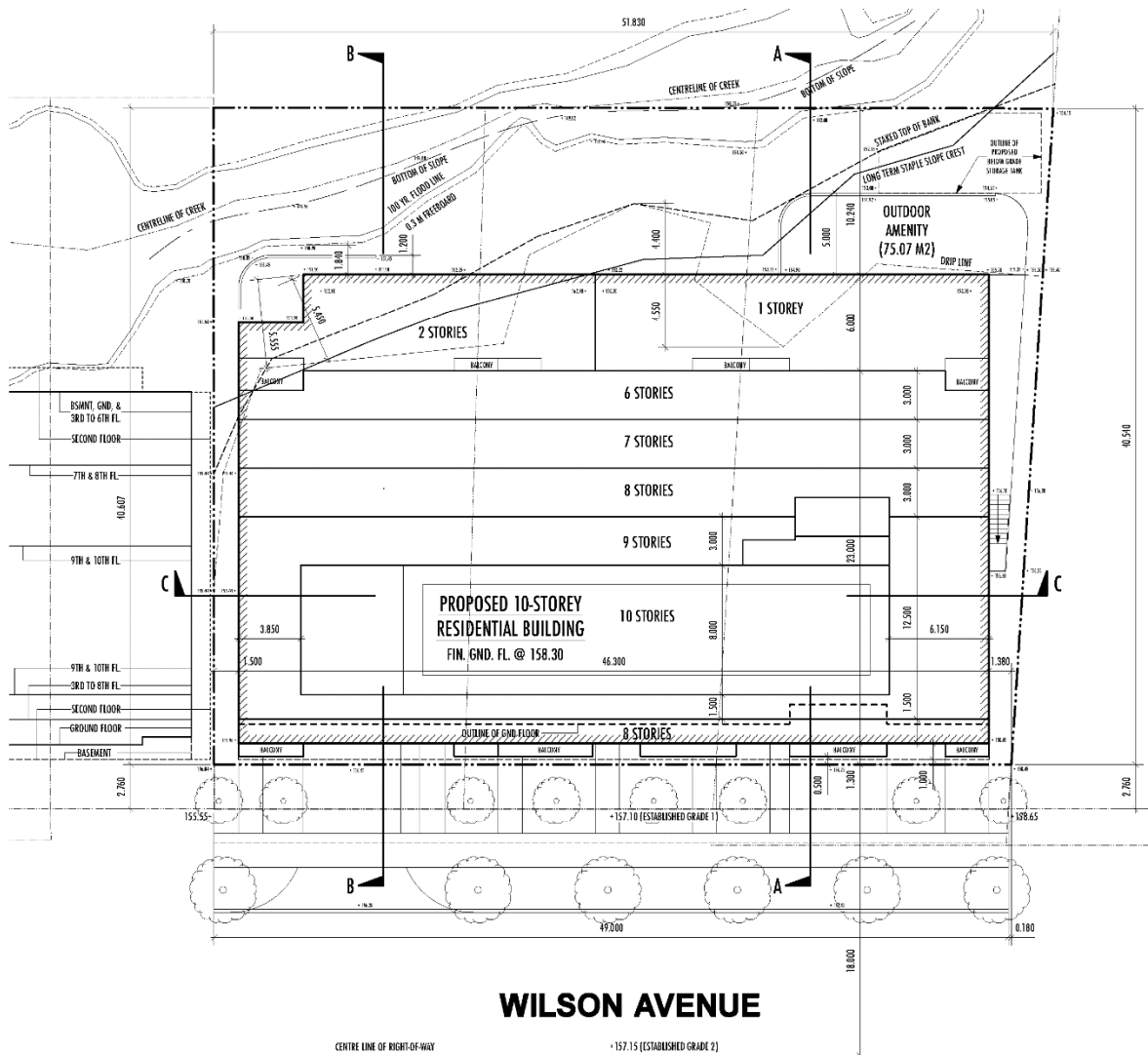
Attachment 2b: 3D Model of proposal looking southeast



Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan

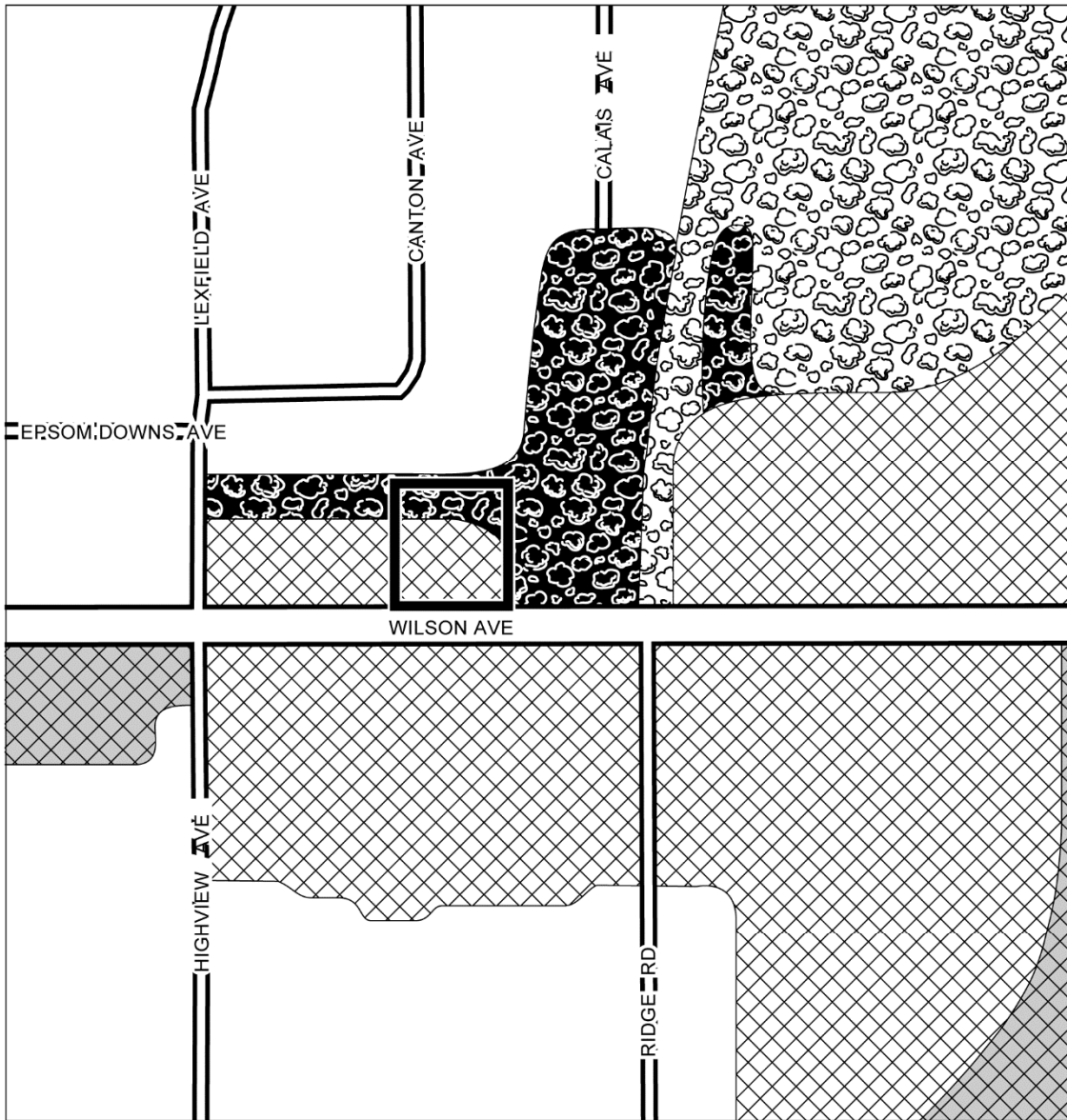
1304-1308 Wilson Avenue

Applicant's Submitted Drawing

Not to Scale 
01/07/2019

File # 18 268503 NNY 06 0Z

Attachment 5: Official Plan Map



Official Plan Land Use Map #16

Address

File # 18 268503 NNY 06 02

 Location of Application	 Parks & Open Space Areas	 Institutional Areas
 Neighbourhoods	 Natural Areas	 Employment Areas
 Apartment Neighbourhoods	 Parks	
 Mixed Use Areas		



Not to Scale
01/24/2019