



REPORT FOR ACTION

41 Wabash Avenue – Zoning Amendment Application – Preliminary Report

Date: January 22, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward 4: Parkdale - High Park

Planning Application Number: 18 241563 STE 14 OZ

Notice of Complete Application Issued: October 12, 2018

Anticipated City Council Meeting Date: June 18, 2019

Current Use(s) on Site: Three-storey industrial / office / warehouse building

SUMMARY

This report provides information, and identifies a preliminary set of issues regarding the Zoning By-law Amendment application located at 41 Wabash 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 41 Wabash Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting is 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 former City of Toronto Zoning By-law 438-86, as amended, for the property located at 41 Wabash Avenue to permit a four-storey (15.73 metres to the top of the rooftop stair enclosures) rear addition to the existing three-storey warehouse building. There are 16 residential units being proposed, totalling 3,290 square metres of residential gross floor area, and 16 at-grade parking spaces, proposed to be located along the eastern edge of the property. The proposal includes 18 bicycle parking spaces.

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 3 for the site plan drawing, and Attachments 4 and 5 for three dimensional representations of the proposal in context.

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 to applicable Provincial Plans which, in this case, includes: the Growth Plan for the Greater Golden Horseshoe (2017). The PPS and the Growth Plan 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 current application is located on lands designated as Neighbourhoods on Official Plan Land Use Map 18, as depicted in Attachment 2.

Zoning By-laws

The property is currently zoned Industrial (I1, D2) by former City of Toronto By-law 438-86, as amended. The Industrial zoning classification permits a mix of industrial uses with a maximum permitted height limit of 14 metres. Residential uses are not permitted within the Industrial zoning classification.

The property is not subject to City-Wide Zoning By-law 569-2013.

Design Guidelines

The City's Townhouse and Low-Rise Apartment Guidelines will be used in the evaluation of this application, which can be found by following this link:

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

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

COMMENTS

Reasons for the Application

An application to amend the Zoning By-law is required to permit the proposed residential use, and for non-compliance with certain performance standards of the By-law, including, but not limited to, the overall proposed height.

ISSUES TO BE RESOLVED

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

Provincial Policies and Plans Consistency/Conformity

Section 2 of the Planning Act requires municipalities to have regard for matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archeological or scientific interest, the adequate provision of employment opportunities, and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

The Growth Plan (2017) establishes 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.

The application proposes a compact residential development within a built-up area of the City, while proposing to maintain the majority of the existing three-storey warehouse building, helping to define the character of the neighbourhood and preserve a part of the City's industrial history.

Official Plan Conformity

Maintaining the stable physical character of Neighbourhoods-designated areas is a key objective of the Official Plan. As such, changes to the built form within Neighbourhoods must be sensitive, gradual, and generally “fit” the existing physical character. The application will be evaluated for its conformity to the Official Plan policies.

Built Form, Planned and Built Context

The surrounding built form context is of a low scale, made up of Sorauren Park along the north side of Wabash Avenue, semi-detached and detached house-form buildings between two-storeys and three-storeys in height to the south of the property, a four-storey, multi-unit residential buildings under construction to the east of the property, and Charles G. Williams Park to the west. Further review of the design of this proposal will be tested against the criteria found within the Townhouse and Low-Rise Apartment Guidelines, and through the Site Plan Approval process.

The proposal's relationship with the adjacent Charles G. William Park to the west will also require further analysis throughout the review process to ensure adequate transition from the public park boundaries to the private front yards of the abutting proposed townhouses, and an appropriate demarcation of private and public spaces.

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).

There are no existing street trees on the adjacent City right-of-way. There are, however, ten trees located within the parkland located to the west of the property. There are five privately-owned trees the applicant proposes to remove to facilitate the proposed development. The applicant submitted an Arborist Report and a Tree Preservation Plan in support of the application. The applicant will be required to submit an application to

destroy private trees to Urban Forestry for review. New large growing native shade tree will be expected to be planted at a ratio of three to one to replace the destroyed private trees, if approved.

Heritage Impact & Conservation

The subject property is neither listed nor designated on the City's Registry of Heritage Properties, nor is it located within a Heritage Conservation District. The applicant, however, is maintaining the north (front) façade, and much of the east and west walls (sides) of the existing three-storey warehouse-style building and incorporating the majority of the building into the proposed building's design.

Heritage Preservation Services staff reviewed the architectural drawings prepared by RAW architects along with a Heritage Memorandum prepared by ERA Architects, dated August 16, 2018. Staff are pleased to learn that the proposal will include the adaptive re-use of the three-storey industrial warehouse, constructed circa 1911, located at 41 Wabash Avenue. The heritage consultant's preliminary evaluation of the property under Ontario Reg. 9/06 finds that the property may have some design value as an early 20th century industrial building. Staff is assessing the heritage value of the property along with the conservation strategy proposed.

Infrastructure/Servicing Capacity

As part of the review process, the Zoning By-law Amendment application has been circulated to Engineering and Construction Services for comment. Detailed information regarding the existing and proposed water and sewer service connections for the property, along with additional information regarding the proposed driveway width and the sidewalk, has been requested from the applicant.

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 and through a Site Plan Agreement or Registered Plan of Subdivision.

City Planning is reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. City Planning Staff will encourage the applicant to pursue Tier 2 performance measures throughout the review process.

Other Matters

Parks, Forestry & Recreation Staff have identified the opportunity to potentially expand the abutting Charles G. Williams Park by requiring a conveyance of a strip of land to the

City from the western edge of the property at 41 Wabash Avenue in the form of an on-site parkland dedication. Further review of this application will evaluate this opportunity to expand the existing local park while identifying any negative impact this request may have on the redevelopment potential of the property.

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

CONTACT

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SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context (Looking South-east)

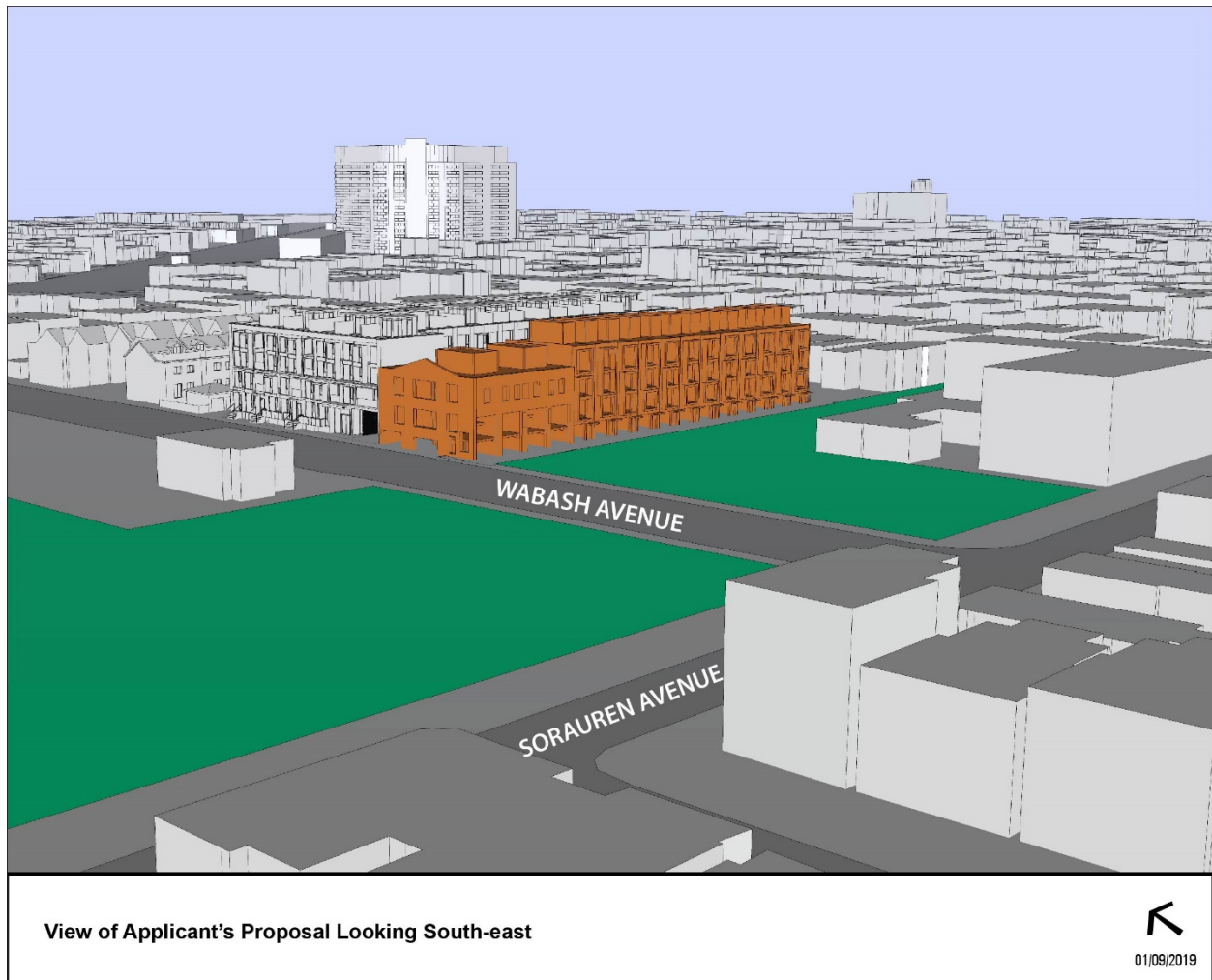
Attachment 2: 3D Model of proposal in Context (Looking North-east)

Attachment 3: Location Map

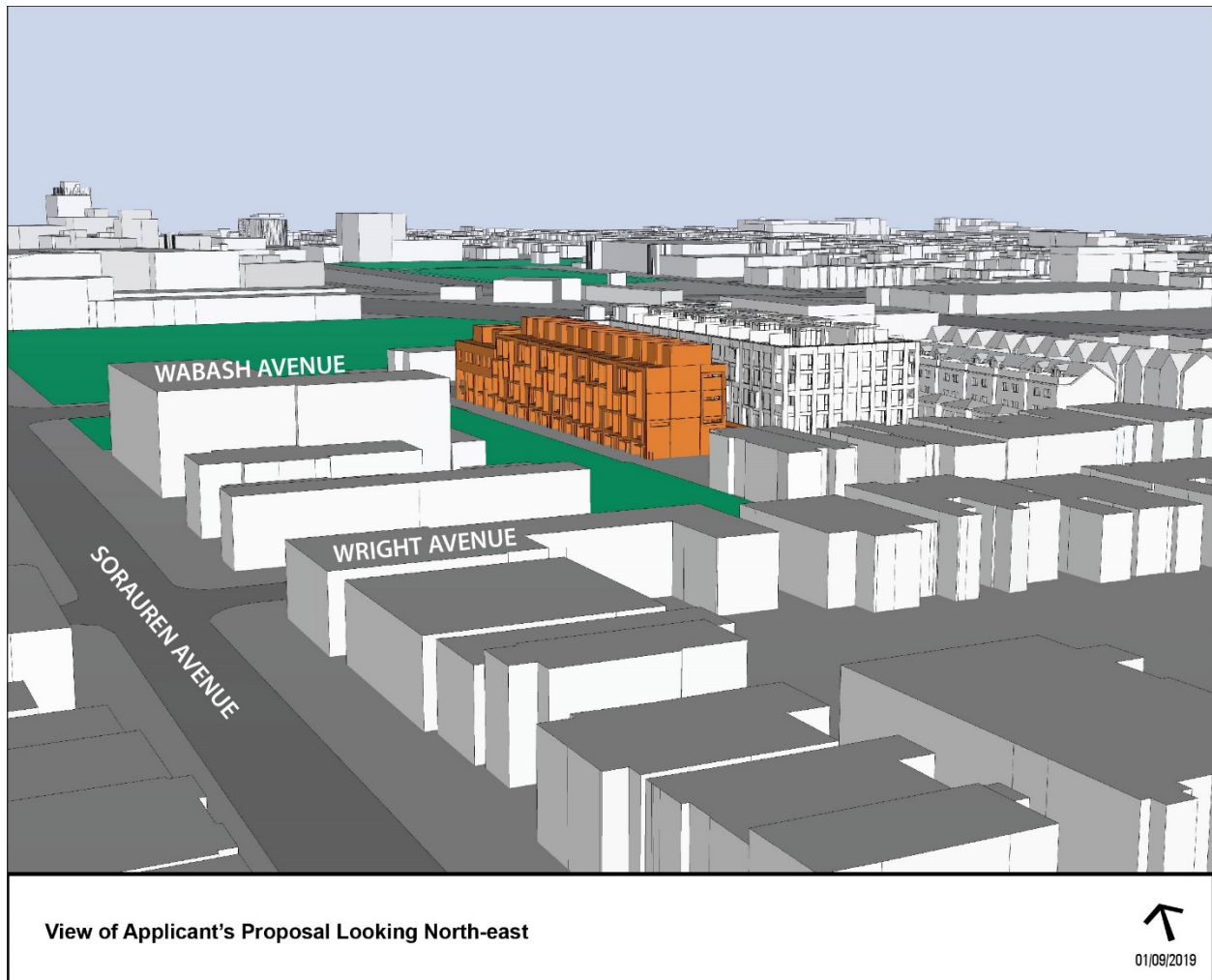
Attachment 4: Site Plan

Attachment 5: Official Plan Map

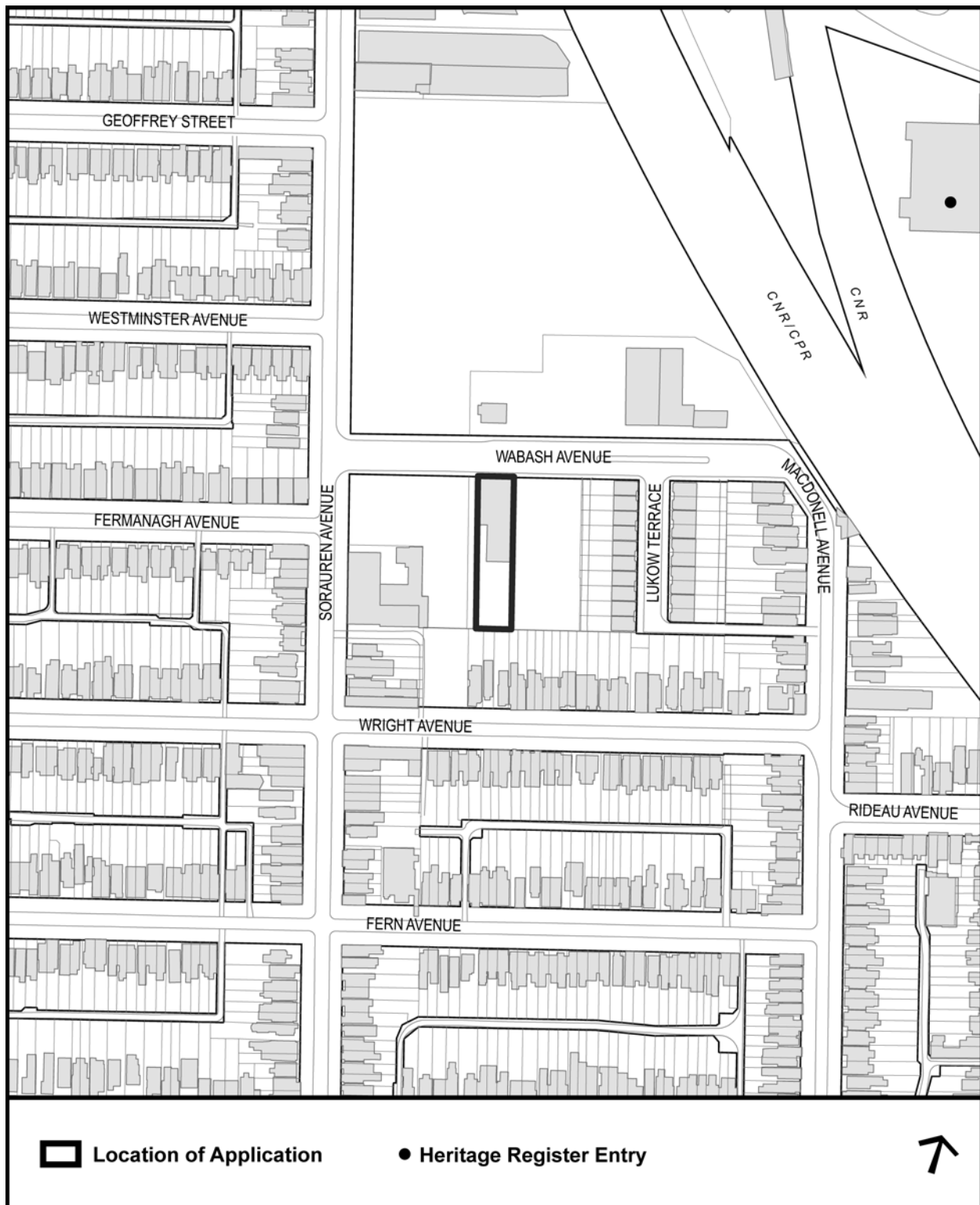
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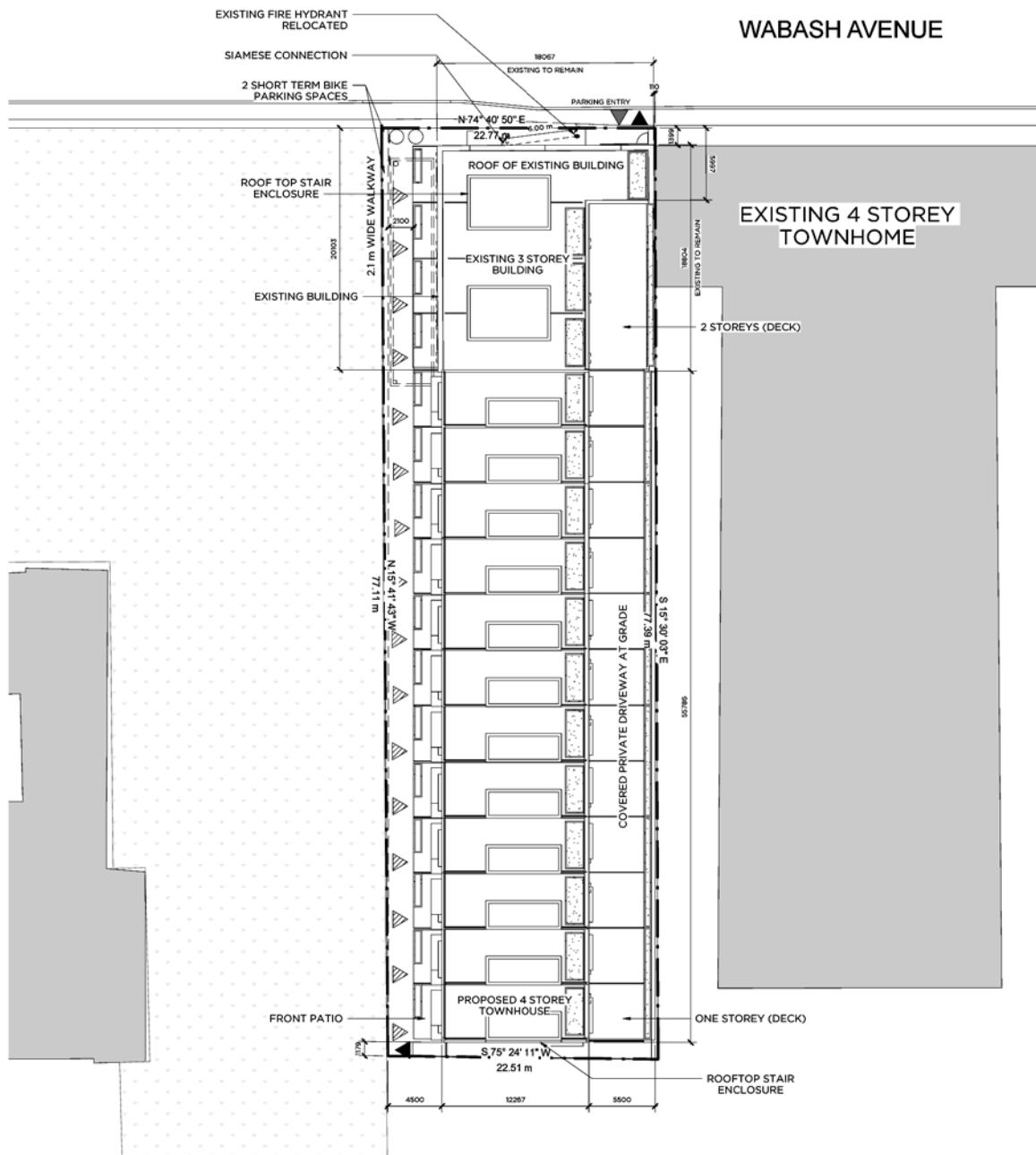
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Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan

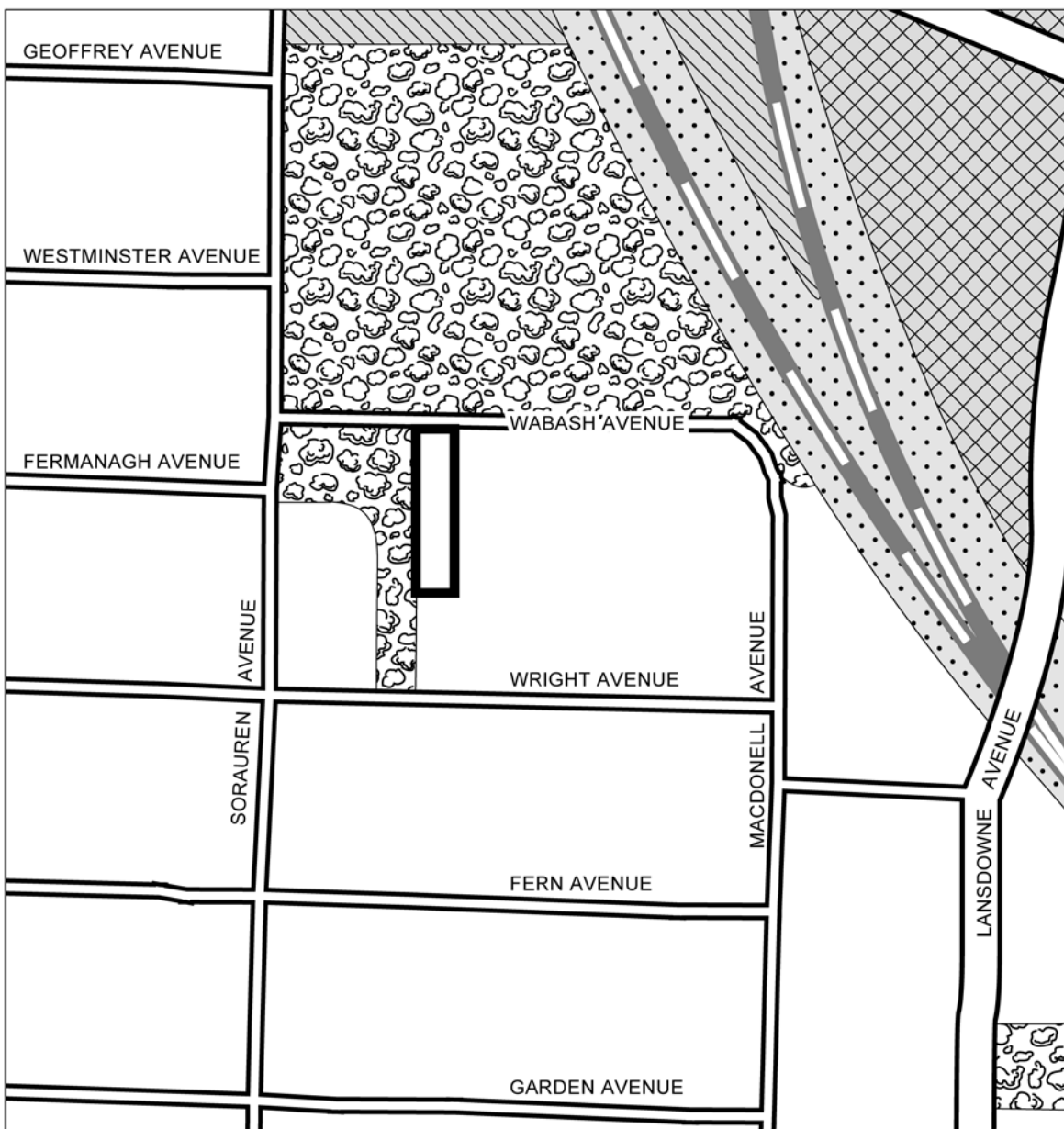
41 Wabash Avenue

Applicant's Submitted Drawing

Not to Scale
01/09/2019

File # 18 241563 STE 14 OZ

Attachment 5: Official Plan Map



Official Plan Land Use Map #18

41 Wabash Avenue

File # 18 241563 STE 14 0Z



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Not to Scale
01/09/2019