

20 Wallasey Avenue – Zoning By-law Amendment Application – Preliminary Report

Date: February 21, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 7 - Humber River-Black Creek

Planning Application Number: 19 263252 WET 07 OZ

Related Application: 19 263255 WET 07 SB

Notice of Complete Application Issued: January 13, 2020

Current Use on Site: Former school site, currently vacant.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of North York Zoning By-law No. 7625 to permit 6 detached units and 6 semi-detached dwellings at 20 Wallasey Avenue. The development would consist of 6 detached dwellings fronting Wallasey Avenue and 6 semi-detached dwellings (12 units) to the rear of the property fronting a new road running north off Wallasey 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 20 Wallasey 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

City Planning confirms there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

ISSUE BACKGROUND

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant in 2018 to discuss complete application submission requirements and to identify issues with the proposed development.

The initial concept was similar to the current submission, as it consisted of 6 detached dwellings proposed along Wallasey Avenue, a new north-south road proposed to end in a cul-de-sac, and semi-detached dwellings to the rear of the property. The proposal presented at the meeting featured 8 semi-detached dwellings fronting the new road, which has been reduced to 6 semi-detached dwellings in the current submission for a total of 18 residential units proposed.

Application Description

This application proposes to amend the former City of North York Zoning By-law No. 7625 to permit 6 detached dwellings fronting Wallasey Avenue and 6 semi-detached dwellings (12 units) to the rear of the property fronting a new road running north off Wallasey Avenue. The units are proposed to be 10 metres in height, with each unit containing a total of 4 bedrooms. All of the proposed units include integral garages, with the detached dwellings featuring double-car garages, and the semi-detached dwellings featuring single-car garages. The proposed width of the detached dwellings is between 9.30 and 10.67 metres, while the width of the semi-detached dwellings is proposed to be 6.93 metres. An application for Draft Plan of Subdivision (19 263255 WET 07 SB) was also submitted to facilitate the proposal.

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/>

Site and Surrounding Area

The subject site is located on the north side of Wallasey Avenue, east of Weston Road and west of Strathburn Boulevard (see Attachment 1: Location Map). The site is rectangular in shape and is currently vacant (formerly occupied by the St. Simon Catholic School). The site is approximately 7,415 m² in size.

Surrounding land uses include:

North: To the north of the subject property is a residential area with 1-2 storey detached dwellings fronting Gaydon Avenue and designated *Neighbourhoods*.

West: To the west of the subject property are two detached dwellings, and further west there is a church and commercial uses along Weston Road.

East: To the east of the subject property is a residential area with 1-2 storey detached dwellings designated *Neighbourhoods*.

South: To the south is a residential area with 1-2 storey detached dwellings designated *Neighbourhoods*.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City 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: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans can 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 can be found here:

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

The current application is for lands designated *Neighbourhoods* on Map 13 - Land Use Plan of the Official Plan (see Attachment 3: Official Plan Land Use Map).

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Development in *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including the pattern of streets, blocks and lanes, parks and public building sites, prevailing size and configuration of lots, prevailing heights, massing, scale, density and dwelling type of nearby residential properties.

Zoning By-laws

The site is zoned One-Family Detached Dwelling Fourth Density Zone (R4) by the former City of North York Zoning By-law No. 7625. The R4 zone permits single detached dwellings, in addition to a limited range of non-residential uses including home occupations and institutional uses, subject to provisions. Semi-detached dwellings are not permitted in the R4 zone. The maximum permitted height is 2 storeys or 8.8 metres (8.0 metres if the roof is a flat roof).

City-wide Zoning By-law No. 569-2013 does not currently apply to the subject property.

Design Guidelines

The following Design Guidelines will be used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines.

The application may be subject to further Design Guidelines as the review of the application progresses.

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

Site Plan Control

The application is not subject to Site Plan Control.

COMMENTS

Reasons for the Application

An application to amend the former City of North York Zoning By-law No. 7625 is required to permit the proposed semi-detached dwellings, to permit a total of 18 dwelling units on the property, to permit a maximum dwelling height of 10 metres, reductions in the minimum lot area to 385 m² for a detached dwelling and 250 m² for semi-detached dwellings, and reductions in the required building setbacks. Other areas of non-compliance may be identified through the review of the application.

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:

Provincial Policies and Plans Consistency/Conformity

This application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2019), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed

built form, providing for a range of housing options and whether the proposal complies with the municipal direction for growth.

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest include: the adequate provision of a full range of housing, including affordable housing; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of 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 PPS contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, and that planning authorities identify and promote opportunities for intensification and redevelopment, where this can be accommodated, taking into account, among other things, the existing building stock and surrounding area.

While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment.

The Growth Plan (2019) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and a vibrant public realm. The Growth Plan provides municipalities with the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

Official Plan Conformity

Neighbourhoods policies establish a number of site-related development criteria that must be met. The Built Form policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings should be located and massed to respect and reinforce the existing physical character of the geographic neighbourhood. The development criteria within the *Neighbourhoods* policies are also supplemented by additional development criteria outlined in the Built Form policies in Section 3.1.2 of the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed dwelling heights, massing and other built form issues will be assessed based on the *Planning Act*, the Provincial Policy Statement, the Growth Plan, the City's Official Plan and City Council adopted Urban Design Guidelines. The following issues have been identified and will be evaluated through review of the application:

- The location and organization of the proposed dwelling units relative to the surrounding neighbourhood;
- Built form compatibility to adjacent low-scale residential properties;
- Appropriateness of the proposed dwelling heights, massing, and setbacks of the development;
- The provision of an appropriate mix of dwelling units and adequate location and size of amenity space;
- Improvements to front yard landscaped open space and the public realm, in particular the public boulevard along Wallasey Avenue and the new public street;
- Provision of a minimum of 50% landscaping in the front yard; and
- Other on-site matters, such as vehicular site ingress and egress.

Staff will continue working with the applicant to achieve a redevelopment proposal that is in keeping with the existing character of the area.

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).

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant has submitted an Arborist Report, prepared by Life Construction Inc. The report indicates there are 18 existing trees located on the subject site. The Arborist Report and Tree Inventory, Preservation and Planting Plan indicate that 14 of the trees are proposed to be removed, the remaining 4 retained, and 24 new trees to be planted.

The Arborist Report and Tree Inventory, Preservation and Planting Plan are currently under review by City staff.

Archaeological Assessment

The subject property is not identified on the City of Toronto's Archaeological Management Plan as having archaeological resource potential, and as such, an Archaeological Assessment is not required.

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.

The application proposes a gross floor area of 4,070 m² and therefore does not meet the minimum size threshold of 10,000 m² of new development required by the Official Plan for consideration of Section 37 benefits.

Infrastructure/Servicing Capacity

The applicant has submitted a Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated November, 2019. Engineering and Construction Services staff are currently reviewing the report to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses and to identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to adequately service the proposed development.

The applicant also submitted a Transportation Impact Study (TIS), prepared by BA Group, dated December 18, 2019. The purpose of the TIS is to evaluate the effects of the proposed development on the transportation system and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. This study is under review by Transportation Services staff.

Preliminary comments on matters relating to transportation, servicing, solid waste, stormwater management and sanitary sewers relative to the proposed development indicate that additional information is required for further review.

Toronto Green Standard

City 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, Draft Plans of Subdivision 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.

The applicant submitted a TGS Checklist with this application. City staff are currently reviewing the Checklist for conformity with Tier 1 performance measures and will be encouraging the applicant to meet the Tier 2 or higher level of performance.

Other Matters

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

CONTACT

Jeffrey Elkow, Planner
Tel. No. (416) 394-2615
E-mail: Jeffrey.Elkow@toronto.ca

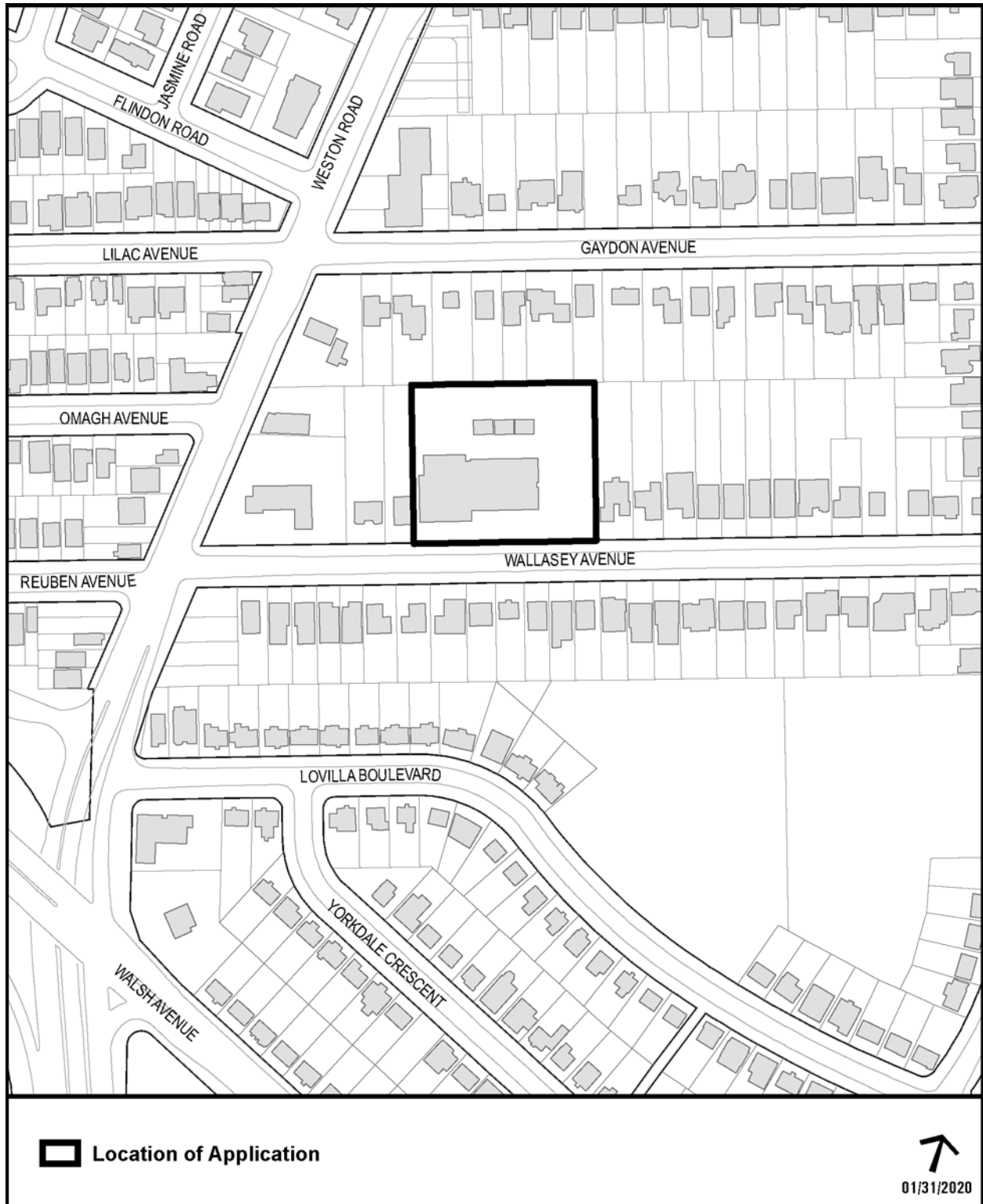
SIGNATURE

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

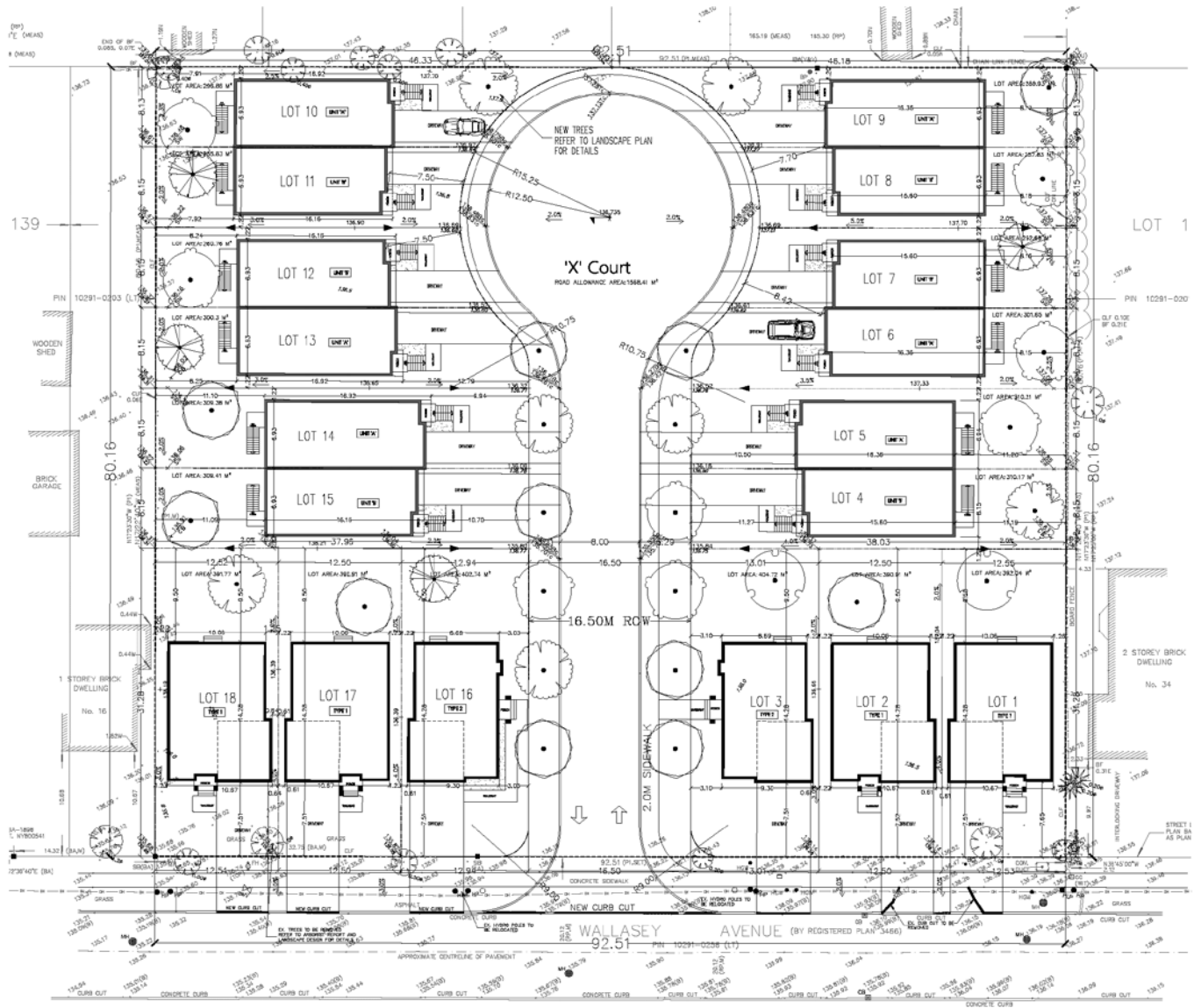
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Site Plan
Attachment 3: Official Plan Land Use Map
Attachment 4: Zoning Map

Attachment 1: Location Map



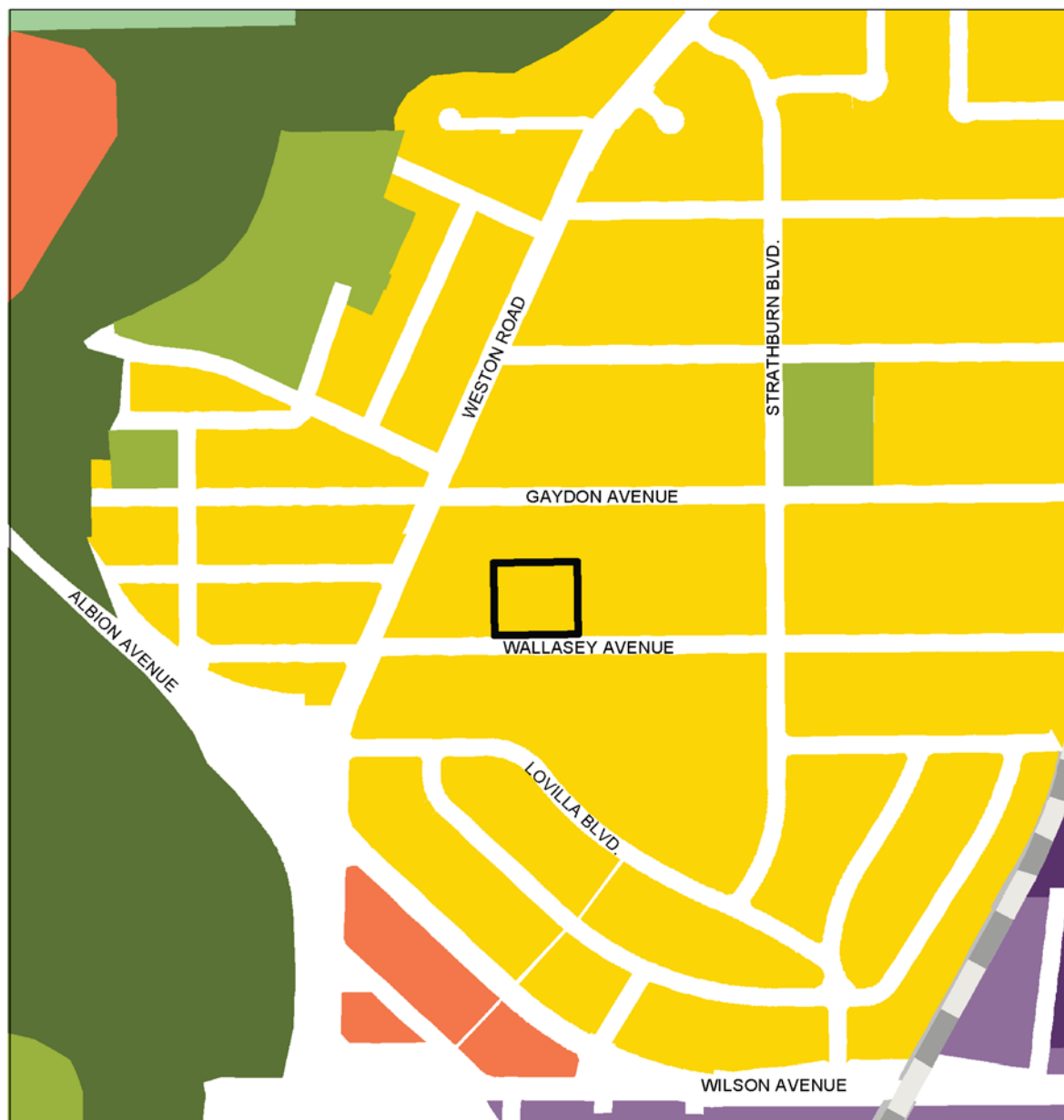
Attachment 2: Site Plan



Site Plan



Attachment 3: Official Plan Land Use Map



20 Wallasey Avenue

Official Plan Land Use Map #13

File # 19 263252 WET 07 0Z

	Location of Application		Natural Areas		Utility Corridors		General Employment Areas
	Neighbourhoods		Parks				Core Employment Areas
	Apartment Neighbourhoods						

↑
Not to Scale
01/30/2020

Attachment 4: Zoning Map



Zoning By-law 569-2013

20 Wallasey Avenue

File # 19 263252 WET 07 02



Location of Application

RD Residential Detached



See Former City of North York By-law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone

R5 One-Family Detached Dwelling Fifth Density Zone

C1 General Commercial Zone

C6 Special Commercial Area Zone



Not to Scale
Extracted: 01/31/2020