

1184 Wilson Avenue – Zoning By-law Amendment Application – Preliminary Report

Date: January 16, 2020

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 6 - York Centre

Planning Application Number: 19 254744 NNY 06 OZ

Notice of Complete Application Issued: December 20, 2019

Current Use on Site: one detached dwelling

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1184 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 1184 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 to permit a 12-storey (36.6 metres high) excluding mechanical penthouse, condominium apartment building containing 22,640 square metres of gross floor area and 287 dwelling units with 284 parking spaces in a below-grade structure for the property at 1184 Wilson Avenue. Of the 287 dwelling units, 9 of them would be townhouses located along the south side of the building facing Wilson Avenue. The resulting density would be 5.39 the lot area.

Access to the site would be provided by a two-way driveway from Wilson Avenue which is located at the westerly end of the site. Servicing areas including a loading area and garbage staging area would be provided at grade inside the building.

The proposed unit mix is as follows:

Bedroom Count	
1-bedroom	58 units
1-bedroom + den	153 units
2-bedroom	45 units
2-bedroom + den	8 units
3-bedroom	14 units
townhouse	9 units
Total	287 units

The proposal would have 731 square metres of indoor amenity space including various amenity rooms on the second floor. A total of 643.6 square metres of outdoor amenity space would be provided including an at-grade landscaped area along the north side of the building.

The applicant is proposing 284 parking spaces with 246 parking spaces being for residents, 29 spaces for visitors and 9 parking spaces of the total number of parking spaces being accessible.

Bicycle parking would be provided as follows: 92 spaces at grade, 41 spaces at the P1 level of parking and 63 spaces at the P2 level of parking, for a total 196 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 1a and 1b of this report, for a three dimensional representation of the project in context 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: 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 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 shown as Avenues on Map 2 of the Official Plan and Apartment Neighbourhoods on Map 16 Land Use Plan. Avenues are areas that are well-served by public transit and the existing road network and which have a number of properties with redevelopment potential that can accommodate growth. Avenues are important corridors along major streets where re-urbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents.

The site is designated Apartment Neighbourhoods by Map 16 Land Use Map of the Official Plan. The Apartment Neighbourhoods designation is 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. Development in Apartment Neighbourhoods may include redevelopment of underutilized or vacant sites and the Official Plan sets out criteria to evaluate these situations.

Zoning By-laws

The site is subject to both former City of North York Zoning By-law 7625 and City of Toronto Zoning By-law 569-2013.

Under Zoning By-law 7625, as amended, the site is zoned One-Family Detached Dwelling Fifth Density Zone (R5). This zoning permits single family detached buildings and accessory buildings in addition to Home Occupations, Recreational and Institutional uses. The maximum permitted height for a building in this zone is 8 metres and 2 storeys for a building with a flat roof and 8.8 metres and 2 storeys for any other type of roof. The minimum required frontage is 15.0 metres and the minimum required lot area in this zone is 550 square metres.

The site is subject to the Downsview Airport Hazard Map Schedule 'D' to the former City of North York By-law 7625 which permits a maximum building height of 60.96 metres.

The site is zoned RD (f15.0, a550) (x5) by City of Toronto Zoning By-law 569-2013 which is currently under appeal. The RD zone permits detached residential dwelling units and a limited number of institutional and recreational uses. The minimum frontage for a lot in this zone is 15 metres with a minimum lot area of 550 square metres. A site specific provision stipulates that the minimum side yard setback is 1.8 metres. The maximum permitted height for a building in this zone is 10 metres or 2 storeys.

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 guidelines will be used in the evaluation of this application:

- Avenues & Mid-Rise Building Study (2010);
- Mid-Rise Performance Building Performance Standards Addendum (2016); and
- Growing Up Guidelines - 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. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

Amendments to Zoning By-law 7625 for the former City of North York and the City of Toronto Zoning By-law are required to permit the proposed apartment building which is

not a permitted use, and to establish performance standards to accommodate the proposed development.

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

Planning staff will evaluate the application to determine its consistency with the PPS (2014) and conformity with the Growth Plan (2019).

Official Plan Conformity

Planning staff will evaluate the application to determine its conformity with the Official Plan, including the application's conformity with the *Avenues and Healthy Neighbourhoods* policies in Chapter 2, the Built Form and Parks and Open Space policies in Chapter 3, *Apartment Neighbourhoods* policies in Chapter 4 and the Implementation policies in Chapter 5.

Avenue Segment Study

As part of the submitted application materials, the applicant has completed an Avenue Segment Study in the vicinity of the subject site between Julian Road and Pleasant Home Boulevard. Staff are reviewing the submitted Avenue Segment Study, to determine whether the appropriate 'soft sites' have been identified and whether the content and conclusions are acceptable, including the proposed height and densities proposed for the Avenue Segment.

Built Form, Planned and Built Context

The suitability of the proposed built form and site organization will be evaluated based on the planning framework for the area including Provincial policies and plans, the City's Official Plan policies, and Design Guidelines, including the Avenues and Mid-Rise Buildings Study and Mid-Rise Building Performance Standards and Addendum. The proposed setbacks, including the relationship to Wilson Avenue and abutting properties and stepbacks will be evaluated through the processing of the application.

The suitability of the proposed unit mix will be evaluated against the policies of the Growing-Up Guidelines. The Guidelines suggest that 40% of the proposed units should be comprised of 2- and 3- bedroom units and at least 10% of the proposed unit total should be 3-bedroom units. The applicant is proposing 26% of the units to be 2 and 3 bedroom units and approximately 5 percent of the units are proposed to be 3 bedroom units.

City Planning has identified concerns with the development, including: the suitability of the location of the access driveway into the site in relation to the existing driveways on the south side of Wilson Avenue across the street, the applicant's interpretation that the

site, at approximately 55.6 metres, is considered a shallow lot under the Mid-Rise Guidelines when the Guidelines clearly stipulate that shallow sites are 51.8 metres deep or less, and how the building transitions to the properties to the north of the site without meeting a 45 degree angular plane, as well as the suitability of the proposed height, massing and unit mix of the proposed building.

The City will be reviewing the possibility of an on-site parkland dedication.

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/Tree Preservation plan which is currently under review by city staff. Of the 42 trees inventoried for the proposed development, 7 trees are on the Wilson Avenue road allowance and 35 trees are on private property. The majority of these trees will be removed as a result of the site development. Under the provisions of the Private Tree By-law, the applicant would be obligated to compensate for the loss of thirty (30) private trees in association with this development with the planting of ninety (90) trees, at the City mandated ratio of 3:1. In addition, it will be necessary to compensate for the loss of the removal of seven (7) City-owned trees with the planting of shade trees on the City-owned street allowance abutting the site at a ratio of 1:1.

Incorporation of Abutting Properties

There is a single detached dwelling lot to the west of the subject property and two detached dwelling lots to the east of the proposed development (See Attachment 2: Location Plan). The applicant will be encouraged to consolidate those abutting properties into the development.

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 City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant has submitted a CS & F analysis with their planning rationale and Segment Study which is currently under review by staff. Through the review of the

subject application, staff will provide comments to the applicant on any relevant CS & F considerations and needs in the local area.

As noted earlier, City staff are currently reviewing the need for parkland in the immediate area, including a possible on-site parkland dedication.

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, for projects which exceed the OP thresholds.

Section 5.1.1. allows the City to approve height and /or density greater than that permitted by the zoning by-law pursuant to Section 37 of the Planning Act for developments which exceed 10,000 square metres and increase the permitted density by at least 1,500 square metres and or significantly increase the permitted height. The application proposes a gross floor area of approximately 22,640 square metres and an FSI of approximately 5.39 times the lot area. The proposed development meets the criteria for eligibility of Section 37 benefits.

The Council approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits are available here: <https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>

Infrastructure/Servicing Capacity

The applicant submitted a Functional Servicing Report, Stormwater Management Report, Geotechnical Study, and a Hydrogeological Study with the development application. City staff are reviewing the submitted reports to determine if there is sufficient infrastructure capacity to accommodate the proposed development and to identify any new infrastructure and upgrades necessary for the proposed change in land use.

Staff will review the submitted Transportation Impact Study submitted by the applicant to evaluate the effects of the development on the transportation system and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposal. The proposed location of the driveway access onto the site will be evaluated through this process.

A road widening of 2.76 metres will be required across the frontage of the property.

The applicant has indicated that 269 parking spaces are required for this proposed development; a total of 284 parking spaces would be provided on site for the building.

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, 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 in Zoning By-law Amendments, on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. New applications received on or after May 1, 2018 must comply with TGS Version 3.0.

Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

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SIGNATURE

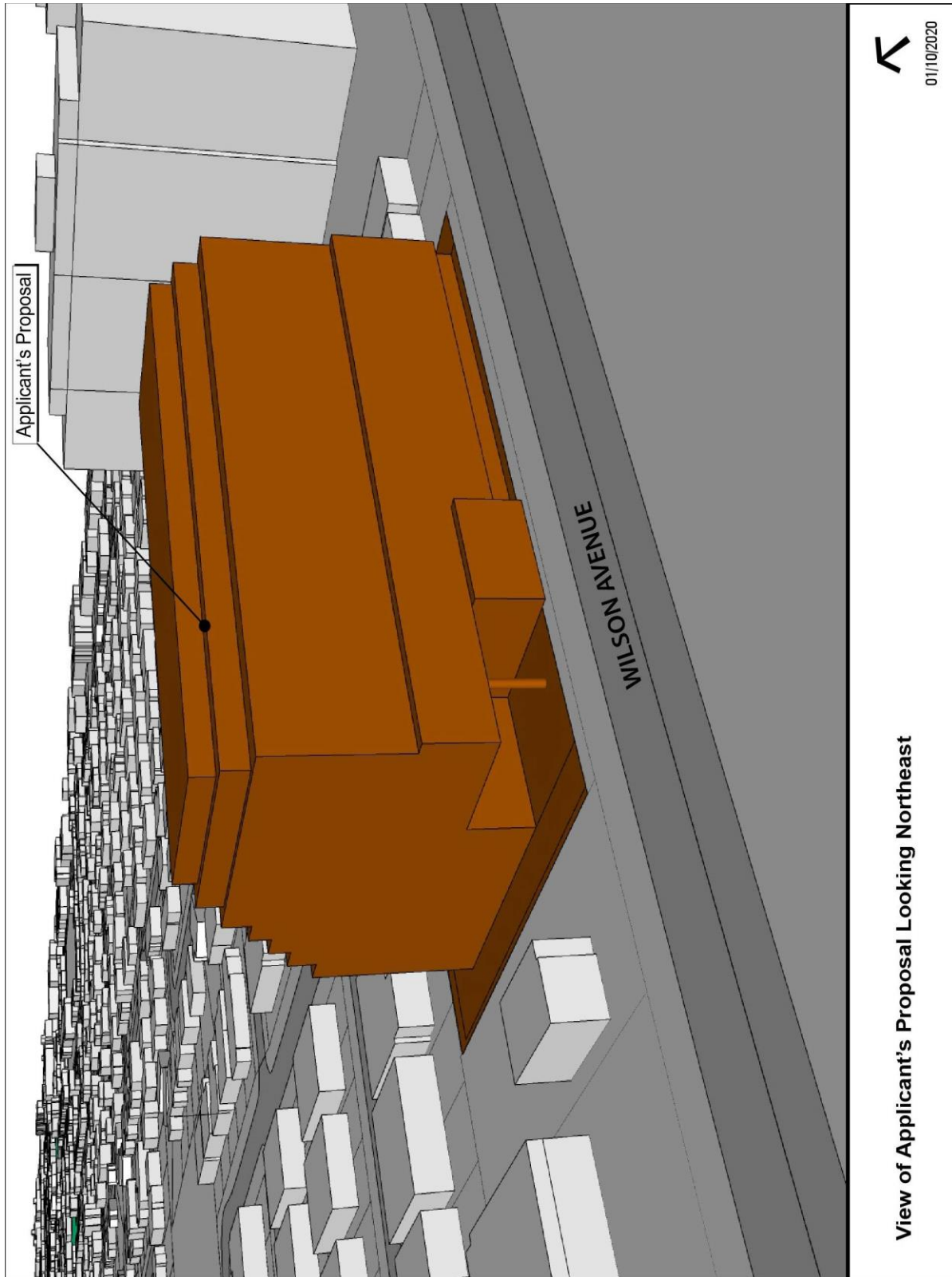
Giulio Cescato, MCIP, RPP, Acting Director
Community Planning, North York District

ATTACHMENTS

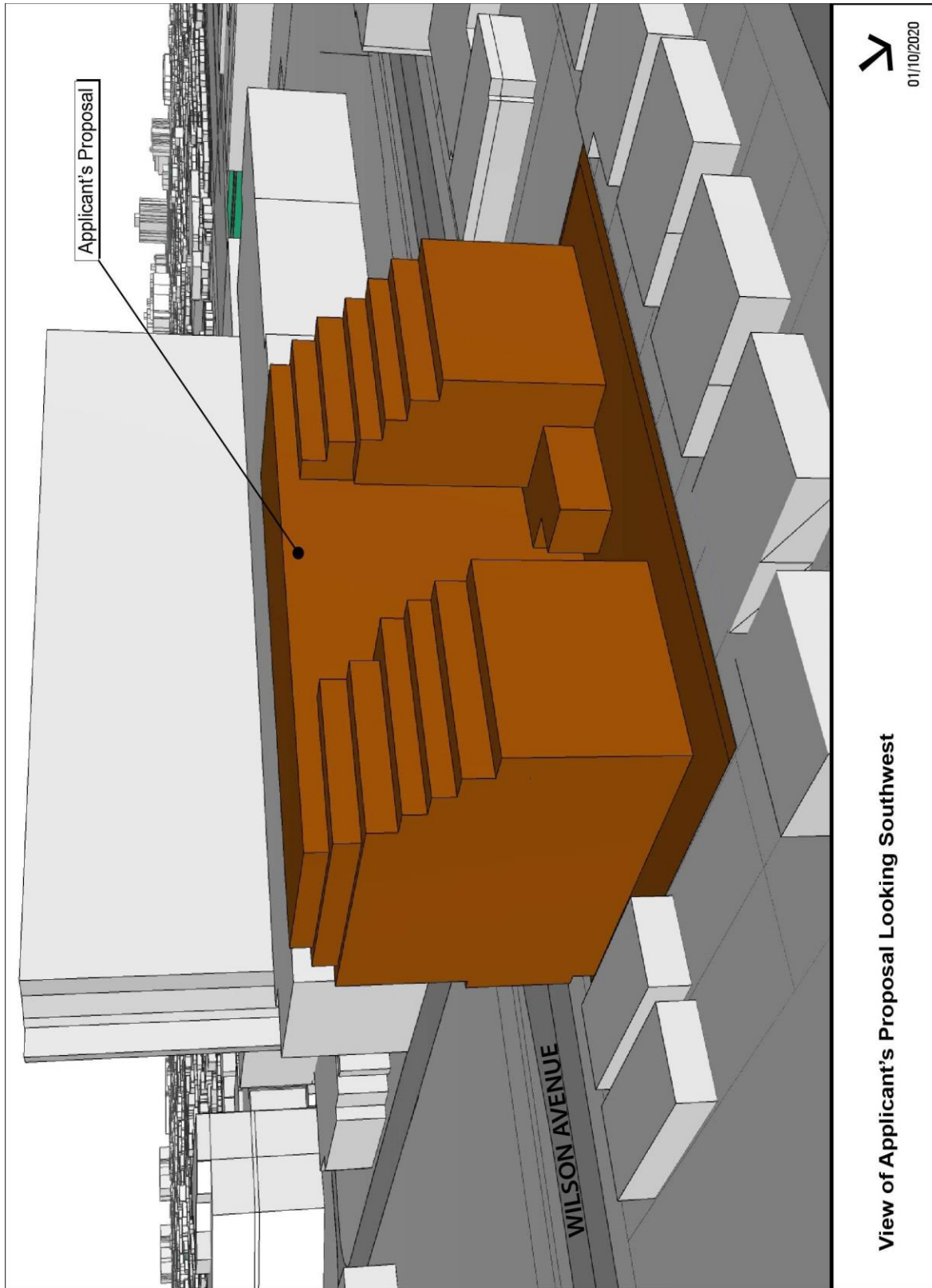
City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context (view looking northeast)
Attachment 1b: 3D Model of Proposal in Context (view looking southwest)
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map 2 Urban Structure
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law 569-2013

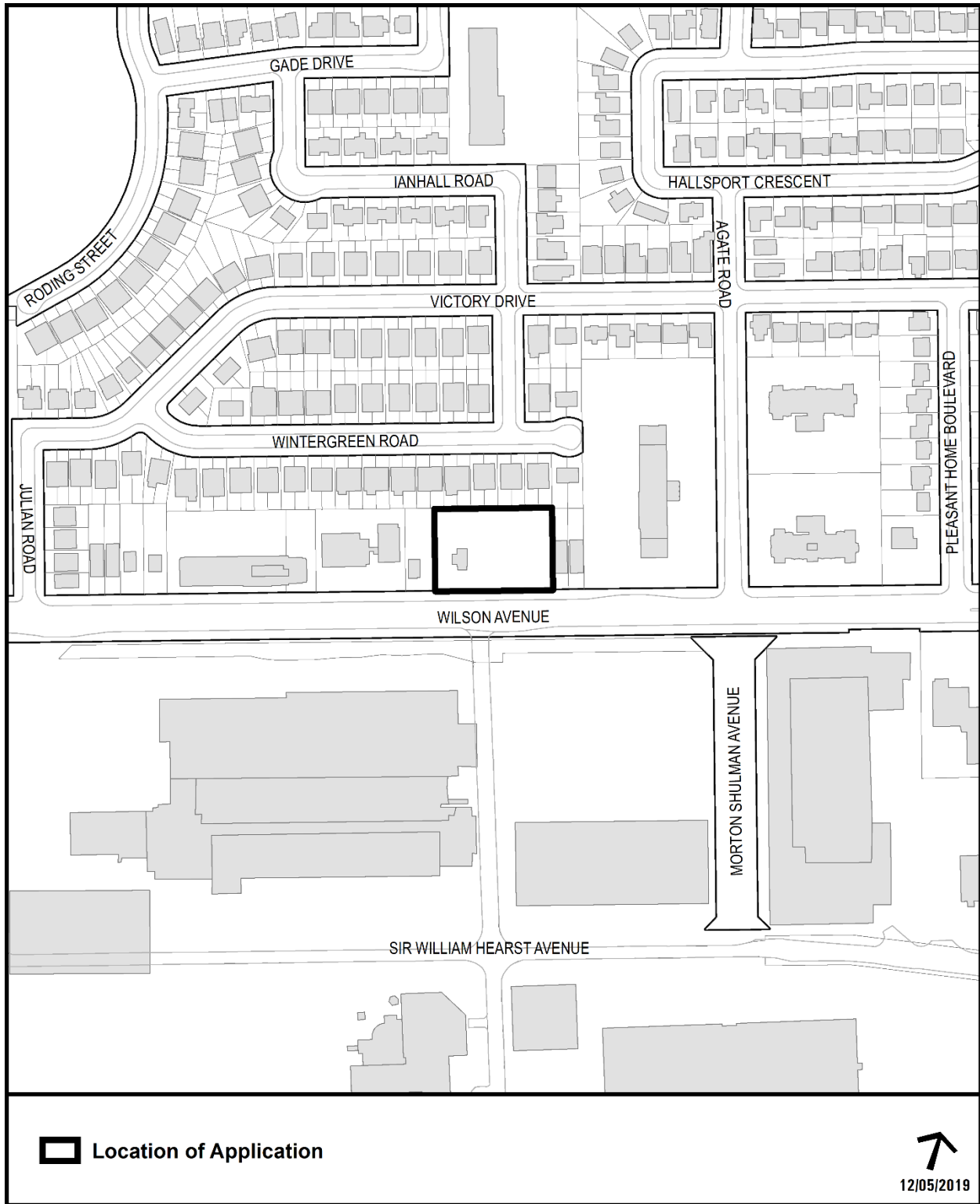
Attachment 1a: 3D Model of Proposal in Context (view looking northeast)



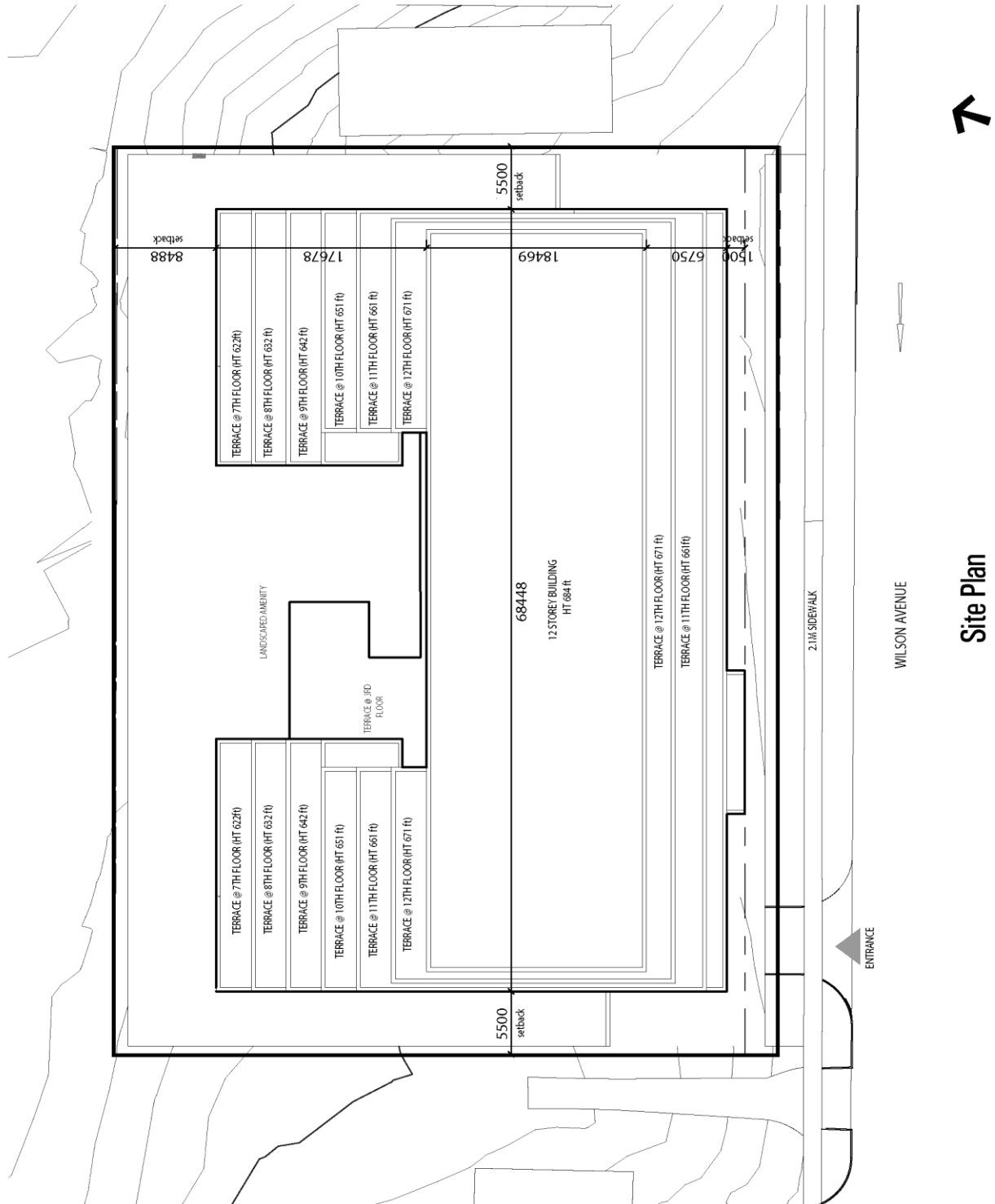
Attachment 1b 3D Building Mass Model (view looking southwest)



Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Official Plan Map 2 Urban Structure



1184 Wilson Avenue

Map 2 - Urban Structure

File # 19 254744 NNY 06 02

-  Location of Application
-  Avenues
-  Employment Areas
-  Green Space System


Not to Scale
12/05/2019

Attachment 5: Official Plan Map



1184 Wilson Avenue

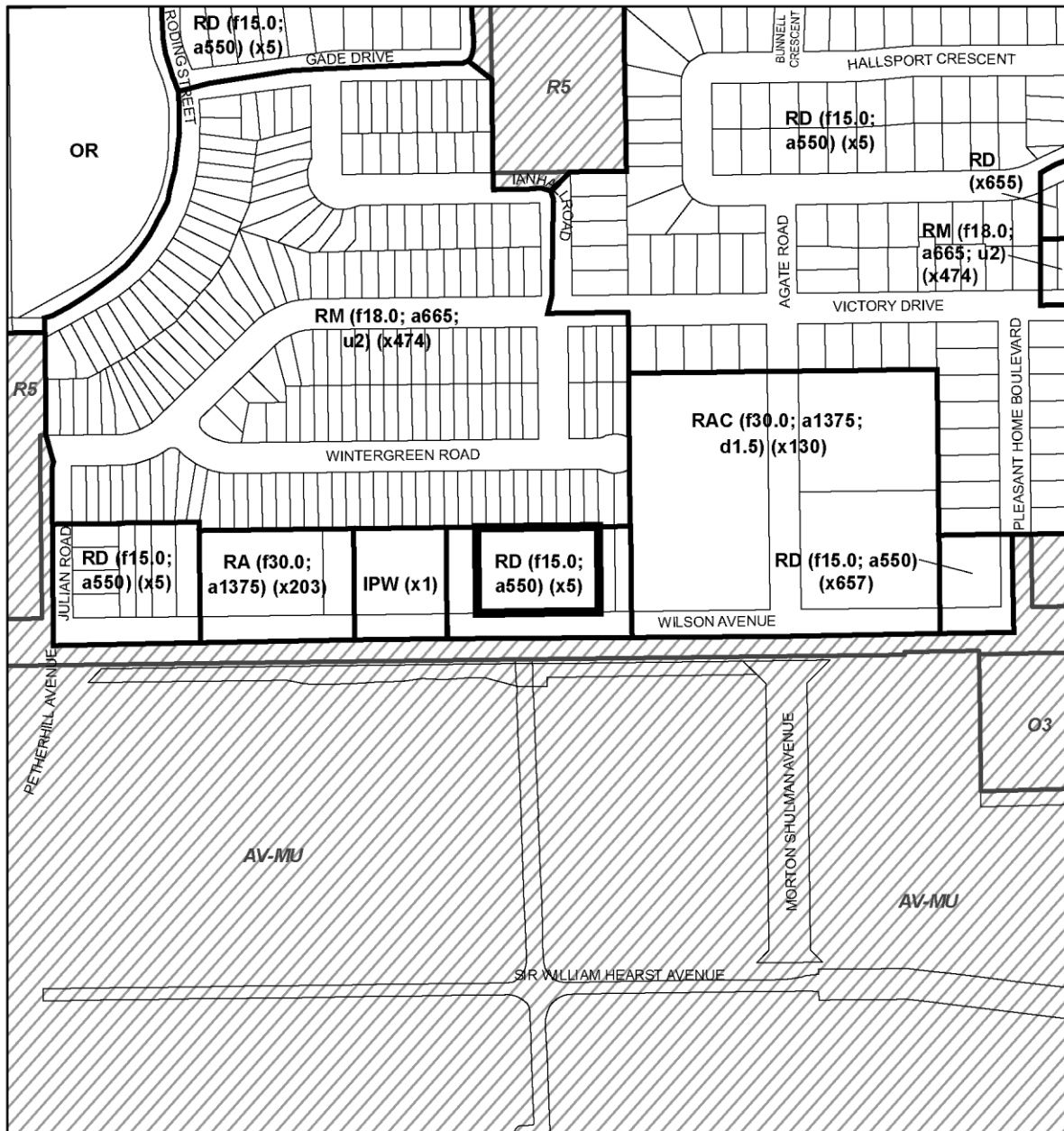
Official Plan Land Use Map #16

File # 19 254744 NNY 06 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Parks
- Roads not currently shown on Land Use Map

Not to Scale
 12/05/2019

Attachment 6: Zoning By-law 569-2013



Zoning By-law 569-2013

1184 Wilson Avenue

File # 19 254744 NNY 06 0Z

Location of Application

- | | | | |
|----|-----------------------|-----|----------------------------------|
| RD | Residential Detached | RAC | Residential Apartment Commercial |
| RM | Residential Multiple | IPW | Institutional Place of Worship |
| RA | Residential Apartment | OR | Open Space Recreation |



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

- | | |
|-------|---|
| R5 | One-Family Detached Dwelling Fifth Density Zone |
| AV-MU | Avenue Mixed Use |
| O3 | Semi-Public Open Space Zone |



Not to Scale
Extracted: 12/05/2019