

## **41 Wabash Avenue – Zoning Amendment – Final Report**

Date: January 20, 2020

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**

### **SUMMARY**

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This application proposes to construct a fourth-storey addition and a four-storey rear addition to the existing three-storey warehouse building at 41 Wabash Avenue. Fifteen residential units, each with a dedicated parking space, are proposed in the application to amend the property's industrial zoning classification to residential. The abutting Charles G. Williams park will be expanded along its eastern property line through a required on-site parkland dedication.

The proposed development is consistent with the Provincial Policy Statement (2014), and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019).

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposal represents a scale of development that is consistent with the surrounding low-scaled built form character of the surrounding *Neighbourhoods*-designated area. Incorporating the existing warehouse building into the proposal will help to maintain the industrial history and sense of place of this part of the City. The proposed change in use from industrial will reinforce the residential use prevailing in the surrounding area.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amends City of Toronto Zoning By-law 438-86, for the lands at 41 Wabash Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.

2. City Council amends City of Toronto Zoning By-law 569-2013 for the lands at 41 Wabash Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. City Council accepts an on-site parkland dedication pursuant to Section 42 of the Planning Act having a minimum size of 115.7 square metres, generally as shown on Attachment 6: Site Plan to the report dated January 20, 2020, from the Director, Community Planning, Toronto and East York District, with the exact size, location and configuration of the on-site parkland dedication to be to the satisfaction of the General Manager, Parks, Forestry & Recreation, and such on-site parkland dedication to be transferred to the City shall be in an acceptable environmental condition, free and clear, above and below grade, of all easements, encumbrances, and encroachments.
5. City Council require that the parkland dedication shall be conveyed to the City, at no cost to the City, prior to the issuance of the first above grade building permit.
6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks & Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.
7. City Council accept the remaining 59.3 square metre shortfall of parkland dedication as cash-in-lieu of parkland dedication, the value of which to be appraised by Real Estate Services upon the submission of an application for the first above-grade building permit.
8. City Council require the owner to secure matters such as materiality and design of the condition along their property boundary that abuts Charles G. Williams Park through the Site Plan approval process to the satisfaction of the General Manager, Parks, Forestry & Recreation.
9. Before introducing the necessary Bills to City Council, require the applicant to address comments regarding the submitted Functional Servicing Report identified in the Engineering & Construction Services memo to City Planning, dated September 17, 2019.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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A pre-application meeting was held on January 29, 2018. At that the time, the proposal included a small office component. The majority of those in attendance were supportive of the scale of the proposal, and the mix of office and residential uses proposed. Support for the conservation of the existing warehouse building was also voiced. Concern, however, was raised regarding the proposed setback of the building from the south property line and the abutting residential properties fronting onto Wright Avenue. General concern was also raised regarding the potential conflict between the proposed residential use and the existing recreational use associated with the abutting Charles G. Williams Park, and in particular, the functioning of the basketball court.

The application was submitted on October 12, 2018, and deemed complete on November 6, 2018. A Preliminary Report on the application from the Director, Community Planning, Toronto and East York District was adopted by Toronto and East York Community Council on February 14, 2018 authorizing staff to conduct a community consultation meeting with an expanded notification area. Community Council's decision and the Preliminary Report and can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.59>.

Additional consultations took place with the applicant throughout the review process to address setbacks from the residential district located to the south, the conservation strategy for the existing warehouse-style building, the new construction's compatibility with the existing structure, and the relationship to, and interface with, the adjacent Charles G. Williams Park. Community consultation is summarized in the Comments section of this Report.

## **ISSUE BACKGROUND**

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### **Proposal**

The Zoning By-law application proposes a change in use from the current industrial zoning classification to residential use at 41 Wabash Avenue. The one-storey component at the rear of the existing building is proposed to be removed, leaving the majority of the three-storey warehouse-style building to be conserved and incorporated into the overall design of the project. A four-storey rear addition is proposed to abut the existing building.

The proposed four-storey building is 13.5 metres in height to the top of the roof slab on the fourth floor and 15.1 metres to the top of the rooftop stair enclosures. The total proposed gross floor area is 3,188 square metres, resulting in a floor space index of 1.82 times the area of the lot. Refer to Attachment No. 1: Application Data Sheet for project data, and Attachments 8, 9, 10, and 11 for elevations.

In total, fifteen residential units are proposed to be oriented in an east-west manner, fronting the newly expanded Charles G. Williams Park, made up of eleven 3-bedroom units, and four 2-bedroom units. Fourteen units will have direct access to front yards abutting the park. Access to the northernmost unit will be gained from the north façade of the building at its western limit. Fifteen covered parking spaces are proposed to be located off of a shared driveway that gains access from Wabash Avenue along the property's eastern property line. Private outdoor amenity space associated with each unit is proposed on the second floor, located above the covered parking spaces at the eastern boundary of the property, in the form of balconies at-grade along the western boundary in the form of landscaped open space, and on the rooftop in the form of terraces. The southernmost unit will also have outdoor amenity space in the form of a ground level side yard, located at the rear of the building. A pedestrian walkway is proposed along the western property line abutting the Charles G. Williams Park and along the southern property line at the rear. Refer to Attachment 7: Site Plan.

Mitigation measures to reduce any potential conflicts between future residents and park users will be further reviewed and secured through the Site Plan Control application, which was submitted on January 9, 2019.

### **Site and Surrounding Area**

The site is located on the south side of Wabash Avenue, south of Dundas Street West and east of Sorauron Avenue in the Parkdale neighbourhood of the city. The site is rectangular in shape and is currently 22.77 metres wide along Wabash Avenue and 77.1 metres deep. After the 1.5 metre land conveyance to the city for parkland, the resulting frontage along Wabash Avenue will be 21.27 metres, resulting in a total lot area of approximately 1,640.0 square metres.

Sorauron Park is located across the street on the north side of Wabash Avenue. To the south are the rear yards of the houses fronting along Wright Avenue. To the east, located at 35 Wabash Avenue, is a newly constructed four-storey, sixty-unit residential unit building approved by City Council in 2016. The Charles G. Williams Park is located to the west of the property, and, as noted above, will be expanded eastward through this rezoning process.

### **Reasons for Application**

An application to amend the Zoning By-law is required to allow for the proposed residential use on the currently industrially-zoned property. Variances to the performance standards of the By-law such as building height, density, soft landscaping provision, and visitor parking requirements will also be required to be amended to allow

for this proposed development to occur. An Official Plan Amendment is not required as the proposed residential use and the building's proposed four-storey height conform to the Official Plan's *Neighbourhoods*- designation policies as will be discussed further in the Comments section below.

## **APPLICATION BACKGROUND**

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### **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Heritage Impact Statement
- Heritage Conservation Plan
- Arborist Report
- Tree Preservation Report
- Toronto Green Standard Checklist
- Environmental Site Assessment
- Transportation Impact Report
- Parking and Loading Study
- Geotechnical Study
- Hydrogeological Report
- Servicing Report
- Stormwater Management Report

These supporting materials can be found by following this link:

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

### **Agency Circulation Outcomes**

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions for review and comment. Responses received have been used to assist in evaluating the application, and to formulate appropriate Zoning By-law standards.

### **Statutory Public Meeting Comments**

In making their decision regarding this application, Council members will be given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

### **The Provincial Policy Statement (2014)**

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act*, and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

## **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to Provincial Plans. All comments, submissions or advice affecting planning matters that are provided by Council shall also be consistent with the PPS and conform to Provincial Plans.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

## **Toronto Official Plan**

Toronto's Official Plan contains land-use policies to responsibly guide the City's long-term growth over the next quarter-century. Broadly, these policies are intended to ensure a liveable and sustainable City that meets the needs of Toronto's diverse population at all stages of life.

This application has been reviewed against the policies of the City of Toronto Official Plan, which are intended to be read as a comprehensive whole, and in particular, against the *Neighbourhoods*-designated policies. The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **Chapter 2 - Shaping the City**

### Section 2.3.1 - Healthy Neighbourhoods

*Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. Development in Neighbourhoods will be consistent with this objective, and will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns in these areas.

## **Chapter 3 - Building a Successful City**

### Section 3.1.5 - Heritage Conservation

Section 3.1.5 provides policy direction on the conservation of heritage properties on the City's Heritage Register and for development adjacent to heritage properties. Policy 5 requires proposed alterations for development on, or adjacent to, a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained. Policy 26 requires that new construction on, or adjacent to, a property on the Heritage Register be designed to conserve the cultural heritage values, attributes, and character of the property, and to mitigate the visual and



physical impact on it, including consideration such as scale, massing, materials, height, building orientation, and location relative to the heritage property.

### Section 3.2.3 - Parks and Open Spaces

The City's Green Space System, made up of parks and open spaces, the natural heritage system, and a variety of privately managed but publicly accessible spaces, is an integral part of our quality of life and social well-being. Maintaining, enhancing, and expanding Toronto's system of parks and open spaces will continue to be a necessary element of city-building as the City grows and changes.

## Chapter 4 - Land Use Designations

The subject lands are designated *Neighbourhoods* on Map 18 of the Official Plan.

### Section 4.1

The Official Plan identifies *Neighbourhoods* as being physically stable areas which can be 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 in height. Parks, low scale local institutions, home occupations, cultural and recreational facilities, and small scale retail, service, and office uses are also provided for in *Neighbourhoods*.

The outcome of staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of the Report.

## Zoning

This property is currently zoned Industrial (I1, D2) by former City of Toronto Zoning 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 currently subject to the permissions of City-Wide Zoning By-law 569-2013. However, through this site-specific Zoning By-law Amendment application, the property will be introduced into Zoning By-law 569-2013.

## Townhouse and Low-Rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines, and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-Rise Apartment Guidelines replace the Infill Townhouse Guidelines (2003), and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The new Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various

development scenarios. The Townhouse and Low-Rise Apartment Guidelines can be found here:

[https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/.](https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/townhouse-and-low-rise-apartments/)

## **Site Plan Control**

An application for Site Plan Control was submitted to the City for review on January 9, 2020.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2019). Staff has determined that the proposal is consistent with the PPS and conforms to the Growth Plan (2019).

The proposed change in use will provide for residential infill on a formerly underutilized industrial site. The proposed compact housing form will diversify the surrounding neighbourhood's prevailing single-family detached and semi-detached housing form. The close proximity of the site to the Dundas Street West streetcar route, along with the inclusion of 17 bicycle spaces, will help to promote alternative modes of transportation.

Conserving and incorporating the existing warehouse-style building into the design of the building is consistent with PPS policy 1.7.1.e) which encourages a sense of place by promoting well-designed built form and cultural planning. Similarly, Policy 4.2.7.1 of the Growth Plan (2019) directs municipalities to conserve cultural heritage resources in order to foster a sense of place and benefit communities. Conserving the existing building will help to maintain the area's former industrial past.

### **Official Plan Conformity**

#### **Land Use**

The site is located in an area of the city designated as *Neighbourhoods*, which are considered physically stable areas made up of residential uses. Amending the site's zoning classification from industrial to residential is consistent with the governing land use provisions of the Official Plan's *Neighbourhoods* designation, and, therefore, appropriate.

## Height, Density, and Massing

*Neighbourhoods* are made up of lower scaled buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no taller than four storeys in height.

Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- the prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- prevailing building type(s);
- prevailing location, design and elevations relative to the grade of driveways and garages;
- prevailing setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space; continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and
- conservation of heritage buildings, structures and landscapes.

Similarly, Policy 4.1.9 discusses infill development in established *Neighbourhoods* on properties that vary from the local pattern in terms of lot size, configuration and/or orientation, stating they will:

- have heights, massing, and scale that are respectful of those permitted by zoning for nearby residential properties, while taking into account the existing form of development on the infill property;
- have setbacks from adjacent residential properties and public streets that are proportionate to those permitted by zoning for adjacent residential properties, while taking into account the existing form of development on the infill property;
- provide adequate privacy, sunlight and sky views for occupants of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access;
- provide safe, accessible pedestrian walkways from public streets, and;
- locate, screen, and wherever possible, enclose service areas and garbage storage and parking, including access to any underground parking, so as to minimize the impact on existing and new streets and on residences.

Originally, the application did not propose a fourth-storey addition on top of the existing warehouse-style building. Instead, the existing building remained a three-storey building. The four-storey new construction proposed as a rear addition, however, extended southward almost to the rear property line to include a sixteenth residential unit, leaving a rear setback of approximately 1.1 metres to accommodate a narrow

walkway abutting the south end of the building. The substandard setback from the rear property line, and the lack of open space provided on-site in the original submission were of concern to Planning staff.

After negotiations with the applicant, plans were revised to remove the southernmost-located unit, and to reconfigure the massing to add a fourth floor on top of the existing building. This change allows for an increased rear yard setback consistent with the rear yard setback of the neighbouring building at 35 Wabash, provides for more landscaped open space on the site, and increases the facing distances between the proposed building and the houses located to the south fronting onto Wright Avenue, meeting the intent of the Townhouse and Low-Rise Apartment Guidelines.

The setback from the north property line remains unchanged. The building is setback 5.5 metres from the south property line. The existing building's zero setback from the property line along the east façade is maintained. After the 1.5 metre wide land conveyance, the building will be setback approximately 3.0 metres from the west property line.

While the reconfiguration adds an additional storey on top of the existing building, the overall height of the building remains unchanged, and continues to conform to the four-storey height limit provided for in the Official Plan's *Neighbourhoods* designation. The newly configured fourth-storey addition is stepped back approximately 1.0 metre from the front (north) façade, and west façade, and is stepped back approximately 5.8 metres from the the eastern façade of the existing building. The north wall of the fourth-floor addition further extends 4.8 metres eastward beyond the eastern façade of the fourth-floor addition to provide symmetry and balance related to the stepbacks of the new construction from the existing facades. These stepbacks will serve to give prominence to the existing building. The required Site Plan Approval process will provide further opportunity to review material choices and window opening placement, ratios, and sizes to ensure the new construction complements the existing structure.

### **Heritage Impact & Conservation Strategy**

The property at 41 Wabash Street contains a factory built in 1912 for the National Equipment Company Limited, which manufactured pumps and oil tanks for domestic and commercial use at this location for over 45 years. It is not currently designated or included on the City's Heritage Register, but Heritage Preservation Services Staff have evaluated the property and consider it to be a significant heritage resource that should be conserved.

A Preliminary Heritage Conservation Plan prepared by ERA Architects, dated December 19, 2019 was submitted in support of the application. The proposed development scheme will conserve the historic industrial character and appearance of the property at 41 Wabash Street, while integrating it into a new residential townhouse development. Staff are therefore supportive of the proposal, and are of the opinion that it is consistent with the applicable policies in the Provincial Policy Statement (PPS) (2014), the Growth Plan (2019), the City's Official Plan, and the Parks Canada

"Standards and Guidelines for the Conservation of Historic Places in Canada". It is also recommended that the property be designated under Part IV of the Ontario Heritage Act, and that the owner enter into a Heritage Easement Agreement with the City. A report from Heritage Preservation Staff outlining these recommendations, together with the proposed alterations, are to be considered by the Toronto Preservation Board at its meeting on January 27, 2020, and will be presented concurrently with this report at the February 5, 2020 Toronto and East York Community Council meeting.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced, and expanded. Map 8B of the City of Toronto Official Plan identifies local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

Parks are essential to making Toronto an attractive place to live, work, and visit. They offer a broad range of outdoor leisure and recreation opportunities, transportation routes, and places for residents to interact with nature and with each other. Public parks and open spaces perform a variety of critical functions that improve and maintain our City's health, including helping mitigate the effects of climate change. In the context of a rapidly growing city, it is imperative to enhance and expand the amount of public parkland provided to residents and visitors alike.

At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 200 square metres or 11.4 percent of the site area. However, for sites that are less than 1 hectare in size, a cap of 10 percent of the development site is applied to the residential use. In total, the parkland dedication requirement for this proposal is 175 square metres. Originally, the application proposed to satisfy the parkland dedication requirement through a cash-in-lieu dedication instead of an on-site land conveyance. Upon review of the original submission, Parks, Forestry & Recreation staff identified an opportunity to expand the Charles G. William Park eastward along the entire depth of the property.

After negotiations between the applicant and staff from City Planning and Parks, Forestry & Recreation, the current submission now proposes a 1.5 metre expansion of Charles G. Williams Park, for a total on-site dedication of 115.7 square metres. The size, location and configuration of the proposed on-site dedication is satisfactory, and the remaining shortfall of parkland dedication of 59.3 square metres will be satisfied via cash-in-lieu of parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit, and is valid for six months. Payment will be required prior to the issuance of the above-mentioned permit.

Residents, along with staff from both Parks, Forestry & Recreation and City Planning, were concerned with potential conflict arising between the proposed residential use and the existing recreational use of the abutting park due to the close proximity of the two uses. In an effort to mitigate any potential conflicts, especially with the existing, and heavily-used outdoor basketball court located along the shared property line, the two spaces will be clearly demarcated by a low fence along the property line that is consistent with the existing iron fence surrounding the park, coupled with a taller screening element in the area of the basketball court. As discussed above, detailed mitigation measures will be required and secured through the review of the Site Plan Control application.

### **Traffic Impact, Access, Parking**

Transportation Services staff have not identified any concerns regarding traffic impact associated with the proposed addition of fifteen residential units to the area. Vehicular access to the rear of the residential units is being proposed via a shared driveway off of Wabash Avenue along the property's eastern property line.

One parking space per unit is proposed for a total of fifteen residential parking spaces, exceeding the parking requirement in the Zoning By-law. Fifteen residential bike parking spaces, and two short-term bike spaces are proposed. Zero visitor parking spaces are proposed. The applicant's traffic consultant notes the availability of on-street parking within a 300 metre radius of the site, and the proximity to public transit as justification for the lack of proposed visitor parking. This has been deemed acceptable by Transportation Services staff.

### **Servicing**

Engineering & Construction Services had requested minor revisions and additional information regarding the submitted Functional Servicing Report in their memo to City Planning, dated September 17, 2019. The most recent submission from the applicant is still under review by Engineering & Construction Services. The applicant will be required to address the comments in this memo prior to City Council adopting the Bills for this property.

### **Tree Preservation**

There are ten City-owned trees and five privately-owned trees affected by the proposal. The ten City-owned trees are not proposed to be removed, and will, therefore, require protection due to their location within the tree protection zone. The five privately-owned trees are proposed to be removed to facilitate the proposed development. The applicant will be required to submit applications to remove or injure trees to Urban Forestry for review.

### **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 on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features regarding automobile infrastructure and cycling infrastructure have been met and will be secured through the Zoning By-law Amendment process and the Site Plan Approval process. Opportunities to achieve Tier 2 or higher will be investigated through the site plan approval process.

### **Community Consultation**

The applicant held a pre-application community consultation meeting with local residents on January 29, 2018 to introduce the project, which at that time, proposed an office component and twelve residential units. Residents supported the conservation of the existing building and the proposed maintenance of office space. However, concern was raised regarding the potential conflict between the proposed front yards of the residential units and the recreational use of the abutting Charles G. William Park, especially the heavily-used outdoor basketball court located along the property line shared between the site and the park. As noted above, this was also a concern previously expressed by both Planning staff and staff from Parks, Forestry & Recreation.

City Planning staff, along with the local ward councillor, held a community consultation meeting on February 21, 2019 to introduce the application, which had been revised from the pre-application meeting, to remove the previously proposed office component. Like the earlier iteration, the submitted application also maintained conservation of the existing building but proposed an additional four residential units for a total of sixteen residential units. Concern was raised again about the potential conflict between the proposed residential use and the recreational use of the abutting park. Further concern was raised regarding the substandard setback from the property line shared with the residential properties located to the south. The proposed rear yard setback was also a concern identified by Planning staff early on in the process.

The applicant responded positively to the concerns of the community and City staff, revising the application to increase the rear yard setback to 5.5 metres from the south property line by reconfiguring the massing to introduce a fourth storey addition on top of the existing warehouse-style building. The potential use conflict between the proposed residential use and the existing recreational use of the abutting park has been addressed in this revised application through the continuation of the iron fence that is currently located around Charles G. Williams Park and the introduction of a taller screening element along the length of the existing outdoor basketball court. Further measures regarding the relationship of the new fourth storey addition to the existing warehouse-style building, and mitigation measures regarding the relationship to the abutting park will be further reviewed and secured through the Site Plan Approval process.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2014), and does not conflict with the Growth Plan (2019). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, offering larger, family-sized units in a compact built form that sensitively fits within an established, low-scaled *Neighbourhoods*-designated area of the city. Conserving the existing warehouse-style building, and incorporating it into the design to be adaptively re-used, will help to create a sense of place for the neighbourhood, maintain a part of the city's industrial history, and reinforce the prevailing residential nature of the surrounding area. Staff, therefore, recommend that Council support approval of the application.

## **CONTACT**

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E-mail: Kirk.Hatcher@toronto.ca

## **SIGNATURE**

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



## **ATTACHMENTS**

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### **City of Toronto Data / Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law, City of Toronto Zoning By-law 438-86

Attachment 6: Draft Zoning By-law Amendment, City-Wide Zoning By-law 569-2013

### **Applicant Submitted Drawings**

Attachment 7: Site Plan/Draft Plan of Subdivision

Attachment 8: North Elevation

Attachment 9: South Elevation

Attachment 10: East Elevation

Attachment 11: West Elevation

Attachment 1: Application Data Sheet

**APPLICATION DATA SHEET**

Municipal Address: 41 WABASH AVENUE Date Received: October 12, 2018

Application Number: 18 241563 STE 14 OZ

Application Type: Zoning By-law Amendment

Project Description: Zoning By-law Amendment proposing a fourth storey addition to the existing building and a four-storey rear addition

Applicant	Agent	Architect	Owner
Bousfields Inc	Louis Tinker	RAW Designs	41 Wabash Inc

**EXISTING PLANNING CONTROLS**

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	I1 D2	Heritage Designation:	Y
Height Limit (m):	14	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq m): 1,640 Frontage (m): 21 Depth (m): 77

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	658	127	434	561
Residential GFA (sq m):			3,188	3,188
Non-Residential GFA (sq m):	1,260			
Total GFA (sq m):	1,260		3,188	3,188
Height - Storeys:	3	3	4	4
Height - Metres:	13	13	16	16

Lot Coverage Ratio (%): 40.22 Floor Space Index: 1.95

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	3,188	

Retail GFA:  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			15	15
Other:				
Total Units:			15	15

Total Residential Units by Size

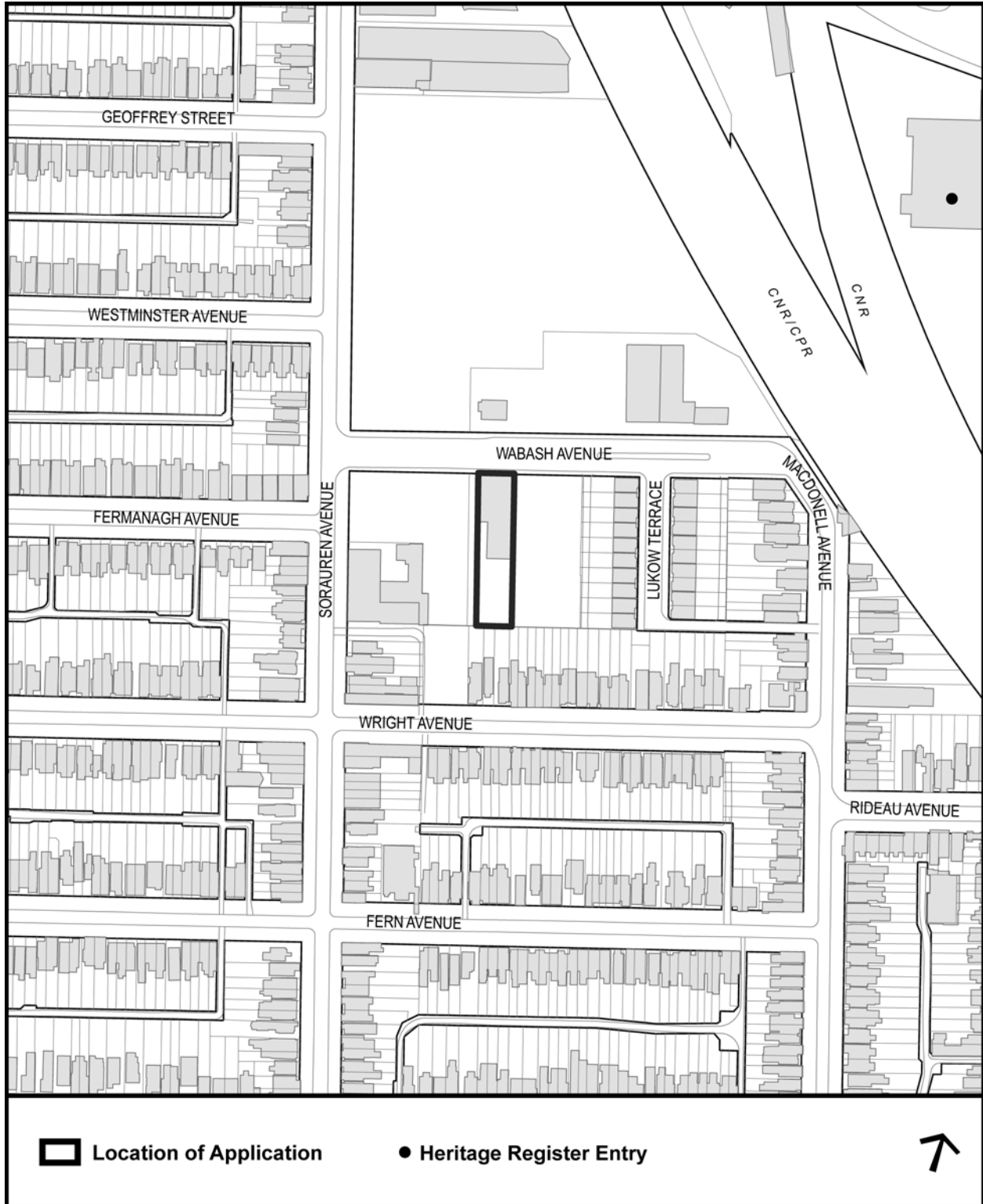
	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				4	11
Total Units:				4	11

Parking and Loading

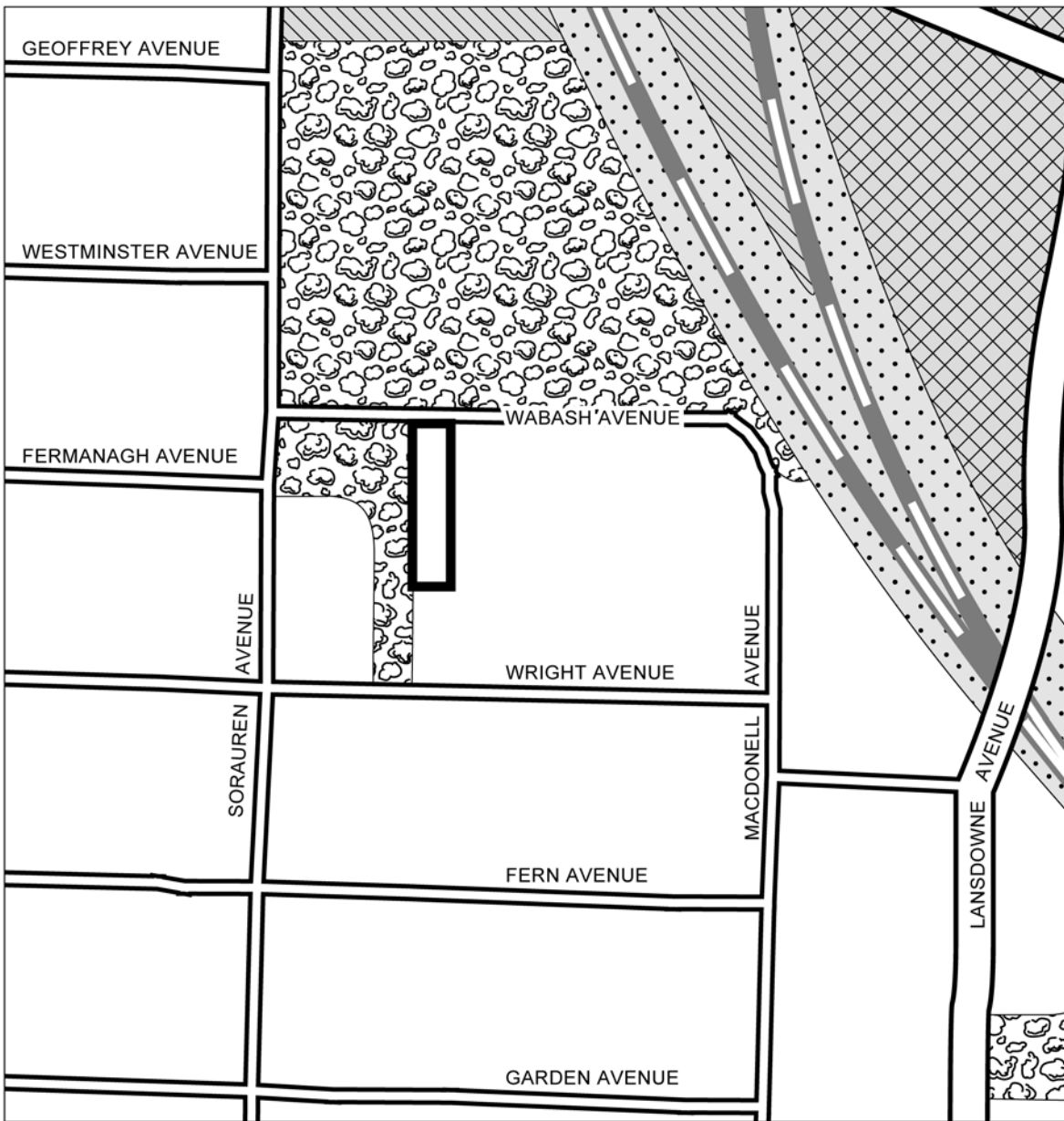
Parking Spaces:	15	Bicycle Parking Spaces:	17	Loading Docks:
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CONTACT:  
 Kirk Hatcher, Acting Senior Planner  
 (416) 392-0481  
 Kirk.Hatcher@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #18

41 Wabash Avenue

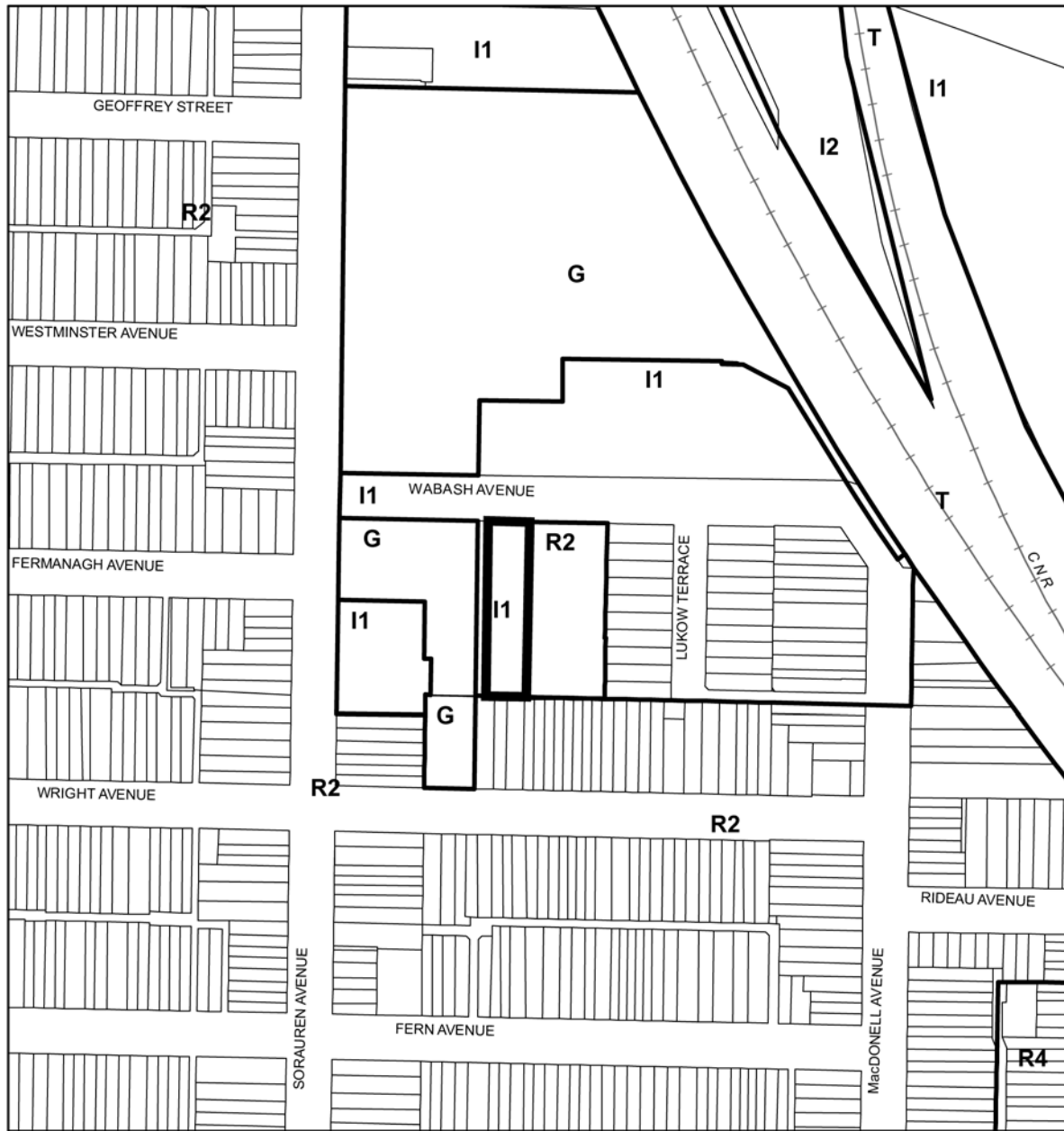
File # 18 241563 STE 14 0Z

- |                         |                          |                   |
|-------------------------|--------------------------|-------------------|
| Location of Application | Parks & Open Space Areas | Employment Areas  |
| Neighbourhoods          | Parks                    | Utility Corridors |
| Mixed Use Areas         |                          |                   |



Not to Scale  
01/09/2019


Attachment 4: Existing Zoning By-law Map



**Zoning By-law 438-86**

**41 Wabash Avenue**

**File # 18 241563 STE 14 OZ**

 Location of Application

<b>R2</b> Residential	<b>G</b> Open Space	<b>I2</b> Employment Industrial
<b>R4</b> Residential	<b>I1</b> Employment Industrial	<b>T</b> Employment Industrial

  
 Not to Scale  
 Extracted: 01/13/2020

Attachment 5: Draft Zoning By-law Amendment, City of Toronto Zoning By-law 438-86

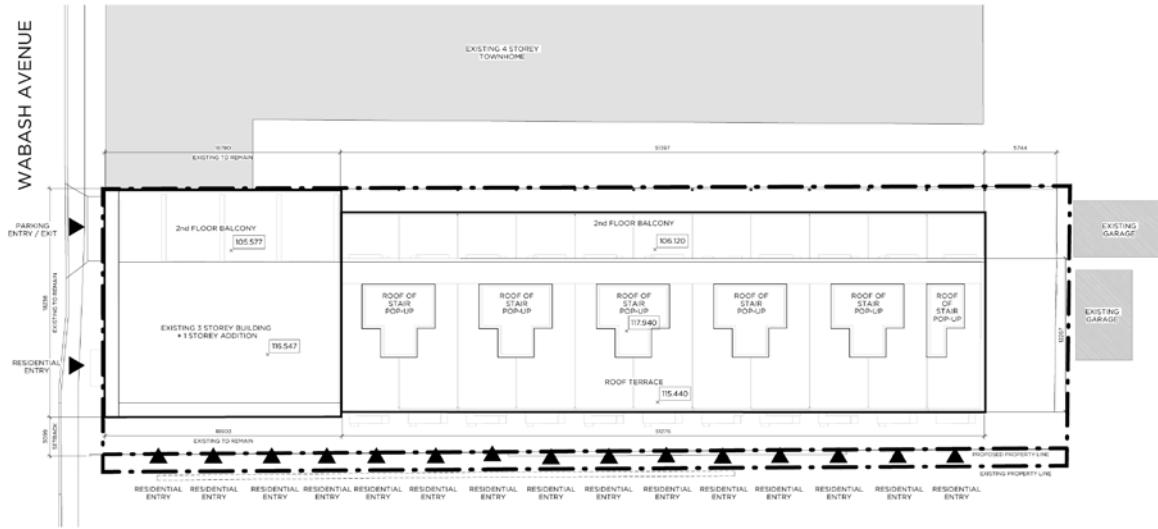
Draft By-law will be available at the February 5, 2020 Toronto and East York Community Council meeting.

Attachment 6: Draft Zoning By-law Amendment, City-Wide Zoning By-law 569-2013

Draft By-law will be available at the February 5, 2020 Toronto and East York Community Council meeting.



Attachment 7: Site Plan



Site Plan

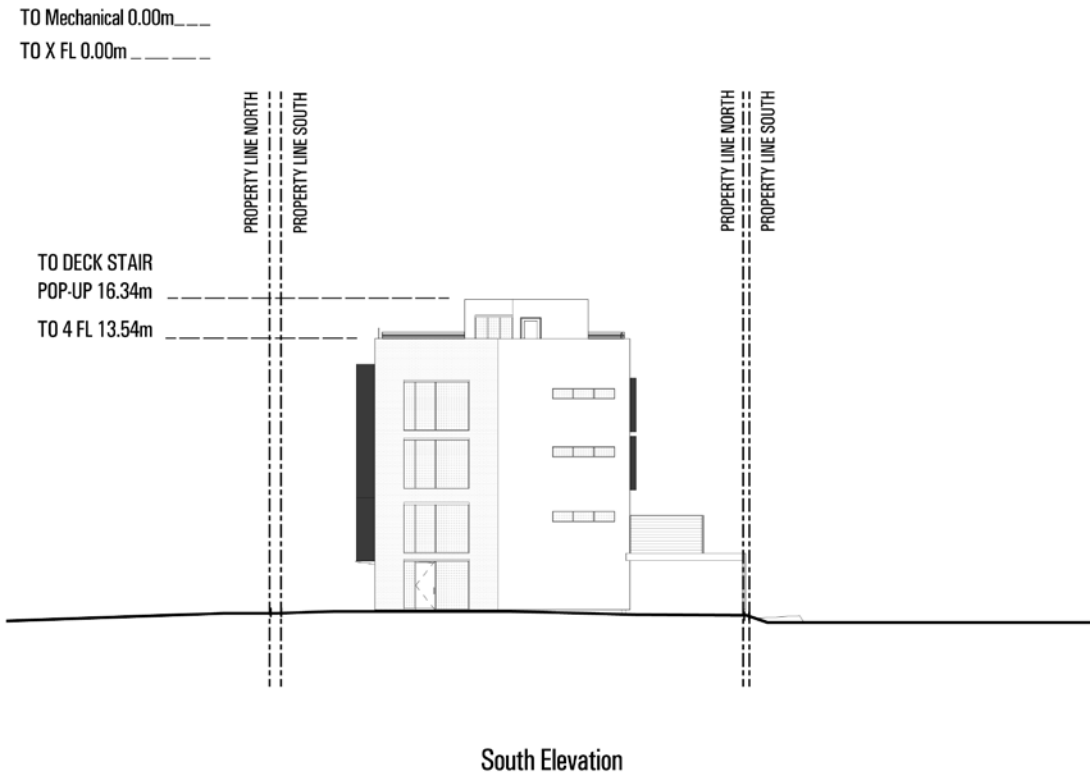


Attachment 8: North Elevation



North Elevation

# Attachment 9 : South Elevation



Attachment 10: East Elevation



East Elevation

Attachment 11: West Elevation



West Elevation