

**1030 and 1040 Islington Avenue – Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	March 31, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	08 220984 WET 05 OZ

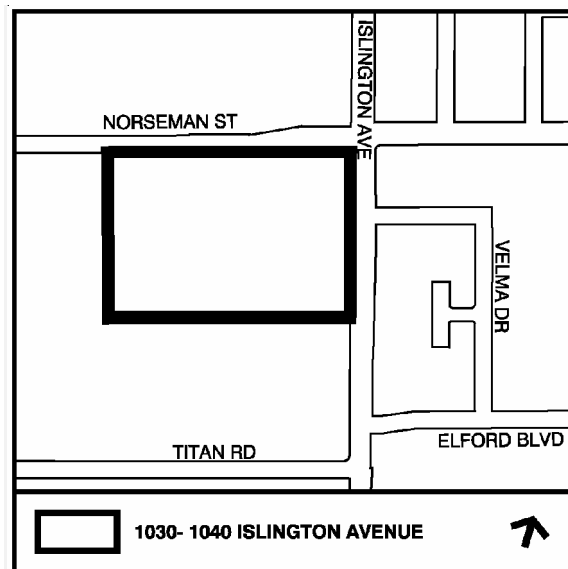
**SUMMARY**

This application was made on November 12, 2009 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the construction of approximately 1,410 residential units within 7 apartment buildings, ranging from 8 to 12 storeys at 1030 and 1040 Islington Avenue, a six story commercial office building containing approximately 6,020 square metres of commercial space and a two storey industrial building towards the rear of the site.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the second quarter of 2009.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

The Central Etobicoke Industrial Strategy Study was commissioned in the 1990's as part of the former City of Etobicoke Council's ongoing commitment to preserving and revitalizing the City's industrial lands, and in response to redevelopment pressures on industrial lands in the Central Area of Etobicoke. The Study recommended a number of amendments to the then City of Etobicoke Official Plan to provide more detailed guidance with regard to future land use changes for certain sites and areas in Central Etobicoke, including the subject site.

The owner of the subject property also submitted an application to amend the Etobicoke Official Plan concurrently with the timing of the Study. The application incorporated the intent of the recommendations of the Central Etobicoke Industrial Strategy Study and was approved in 1994.

This history is recognized in the current Land Use Map 15 of the City of Toronto Official Plan which designates the larger portion of the subject site as Mixed Use Areas.

### **Pre-Application Consultation**

A pre-application community consultation meeting was held in the summer of 2007. The proposal discussed at the time was very similar to the one that has been submitted as part of this application. In reviewing the pre-application drawings, staff discussed a number of issues with the applicant, including but not limited to: the overall height of the proposal, particularly the proposed 8-storey building along Islington Avenue; the proximity of the proposed residential development to the industrial uses to the west; the appropriate integration of the proposal within the larger area context; the vehicular and pedestrian access to the site; the integration of the existing bank and drive-through into the overall development; the appropriate separation of the residential/commercial component from the industrial component to the rear and unit type mix.

The proposal was refined and the applicant was advised of application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The development concept envisaged for this property involves the introduction of two new public streets that are proposed to serve and frame the resulting development parcels. Street “A” is proposed to be built in an east-west direction along the boundary of the commercial shopping centre site to the south. Street “B” is proposed to run in a north-south direction and would connect Norseman Road with street “A” (Attachment 1).

The new street pattern would create two definable blocks. The block bounded by Islington Avenue, Norseman Road, Street “A” and Street “B” is proposed to be developed with 7 apartment buildings arranged to form central courtyards in three of four sub-quadrants that are defined by a central courtyard for the project. A “future” 6 storey commercial office building is also proposed for the northwest corner of the site, the location of which is currently occupied by a one-storey bank with a drive-through.

The proposed building heights vary from 8 storeys (along the Islington Avenue frontage) to 10 storeys along the interior central courtyard, to 12 storeys along Street “B” at the rear westerly end of the site. In total, approximately 1,410 residential units are proposed, including 47 live/work units, 605 one-bedroom and 758 two-bedroom units.

The second block to the west of Street “B” is proposed to be redeveloped with a new 2 storey building, extending most of the width of the site. The building is proposed to be used in accordance with the existing IC1 light industrial zoning, for a variety of business and commercial purposes that would complement the larger area. This component of the project is intended to be a “buffer” between the existing industrial uses to the west and the proposed residential site to the east.

Lastly, the applicant proposes to develop a new retail/service area on the adjoining commercial property to the south, along the northern perimeter elevation of the existing building to provide an attractive edge for the new residential buildings proposed as part of this application.

### **Site and Surrounding Area**

The 5.39 hectare (13.3 acres) site is rectangular, regularly configured and flat. It is located on the southwest corner of Islington Avenue and Norseman Road and currently has vehicular access from both public streets. The site is currently occupied by a large primarily single storey building, a large open surface parking lot and truck staging area and a one-storey bank with a drive-through. Surrounding land uses include:

North: relatively small one-storey industrial buildings that have been largely converted to various commercial uses including a recently built four-storey self-storage facility directly across (north) of the site.

South: Retail, service and commercial uses including a recently occupied “No Frills” supermarket.

East: Single-detached residential community and Norseman School, which is a large Junior / Middle school with an integrated community centre.

West: Industrial uses, including the “Polytainers” plant that abuts the western edge of the site, extend from the rear of the site to Kipling Avenue.

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

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The Official Plan designates the property as Mixed Use Areas (for the larger portion of the property fronting Islington Avenue) and as an Employment Area (for the smaller rear portion of the site), as per Map 15. The rear portion of the site is also located within an Employment District, as per the Urban Structure Map 2.

Mixed Use Areas will absorb most of the anticipated increase in retail, office and services employment in Toronto in the coming decades, as well as much of the new housing. The proportion of commercial and residential uses will vary widely among Mixed Use Areas, depending on the character and location of a site.

Among other criteria, Mixed Use Areas will: create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency by meeting the needs of the local community; provide for new jobs and homes for Toronto’s growing population; locate and mass new buildings to provide a transition between areas of different development intensity and scale through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods; locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for

pedestrians on adjacent streets; take advantage of nearby transit services; provide good site access and circulation and an adequate supply of parking for residents and visitors; and provide indoor and outdoor recreation space for existing and future area residents.

The rear portion of the site is designated as Employment Areas. These areas are places of business and economic activity which consists of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses and restaurants and small-scale stores and services that serve area businesses and workers. Residential Uses are not permitted.

Given the split designation of the subject site, it is important to address the interface between the proposed residential uses and the industrial uses to the rear. The Plan states that development adjacent to or nearby Employment Districts will be appropriately designed, buffered and/or separated from industries as necessary to mitigate adverse effects from noise, vibration, traffic, odour and other contaminants, and to promote safety and security.

## **Zoning**

The property is currently zoned Class 1 Industrial Zone (IC1) which permits a mix of light industrial, commercial and recreational uses including medical offices, warehousing, community centres, athletic fields, daycares, professional or administrative offices, restaurants, banks, servicing/repair operations, automobile service stations, car washes, public garages, vehicle sales and rental establishments and manufacturing operations, excluding those involving the use of paint and /or varnish, fuel oil storage-yards, asphalt operations and cement works.

The proposed residential uses are not permitted in a Class 1 Industrial Zone category.

## **Site Plan Control**

The proposed development is subject to Site Plan Control. An application has not yet been submitted.

## **Tree Preservation**

The applicant has submitted an Arborist Report and a Tree Preservation Plan. A separate process will be required for any trees to be removed and the application is subject to the provisions of the private tree by-law.

## **Reasons for the Application**

The proposed development requires an application to amend the Etobicoke Zoning Code to permit the proposed residential use and greater height and density. Additional areas of non-compliance with the zoning By-law may be identified as part of the application review process.

Official Plan Amendment(s) will be required if the proposed development is not found to be in compliance with the Official Plan policies.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Arborist Report
- Shadow Study
- Engineering Servicing Report
- Traffic Engineering and Parking Report
- Community Services Study and Addendum
- Ambient Air Quality Assessment Report
- Planning Rationale Report

A Notification of Incomplete Application issued on December 11, 2008 identified the outstanding material required for a complete application submission as follows:

- Outstanding partial application fee
- Housing Issues Report
- Acoustic Report

The outstanding partial application fee and Housing Issues Report have been submitted but the Acoustic Report is still outstanding.

### **Issues to be Resolved**

The applicant is proposing to develop a site within a Mixed Use Area which abuts an Employment District and is located across from a low-scale residential community. Issues that arise in relation to this development include but are not limited to:

- a) conformity with the City of Toronto Official Plan policies;
- b) design issues including appropriate height and massing of the building in light of the Council adopted Design Criteria for Review of Tall Building Proposals;
- c) mitigation of physical and visual impact on the surrounding buildings and uses, open space, and issues including but not limited to light, privacy, sunlight penetration, shadow and wind protection;
- d) appropriate design and integration of the public and private realm with particular consideration of the streetscape along Islington Avenue and Norseman Road;
- e) longer term consideration of the Islington Avenue context for land use and built form;
- f) treatment of the ground floor of the buildings and their relationship to the public and private streetscape;
- g) assessment of traffic and transportation impacts, including the proposal for two new public streets;
- h) assessment of environmental, air quality, noise, odour and other issues related to the development;

- i) assessment of the compatibility between the proposed uses, particularly the employment uses to the west of the proposal;
- j) a review of the proposed development in respect to the of the Council adopted Green Development Standard, which contains performance targets and guidelines that relate to site and building design to promote better environmental sustainability of development; and
- k) a review of the Planning Act's Section 37 policies for increased height and density for new developments and how they would relate to this proposal.

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

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Context Plan  
Attachment 2: Site Plan  
Attachment 3: Elevations (along interior courtyards)  
Attachment 4: Elevations (along Islington Avenue and the rear of the site)  
Attachment 5: Sections  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet

# Attachment 1: Context Plan



Context Plan

1030 - 1040 Islington Avenue

Not to Scale  
03/07/08

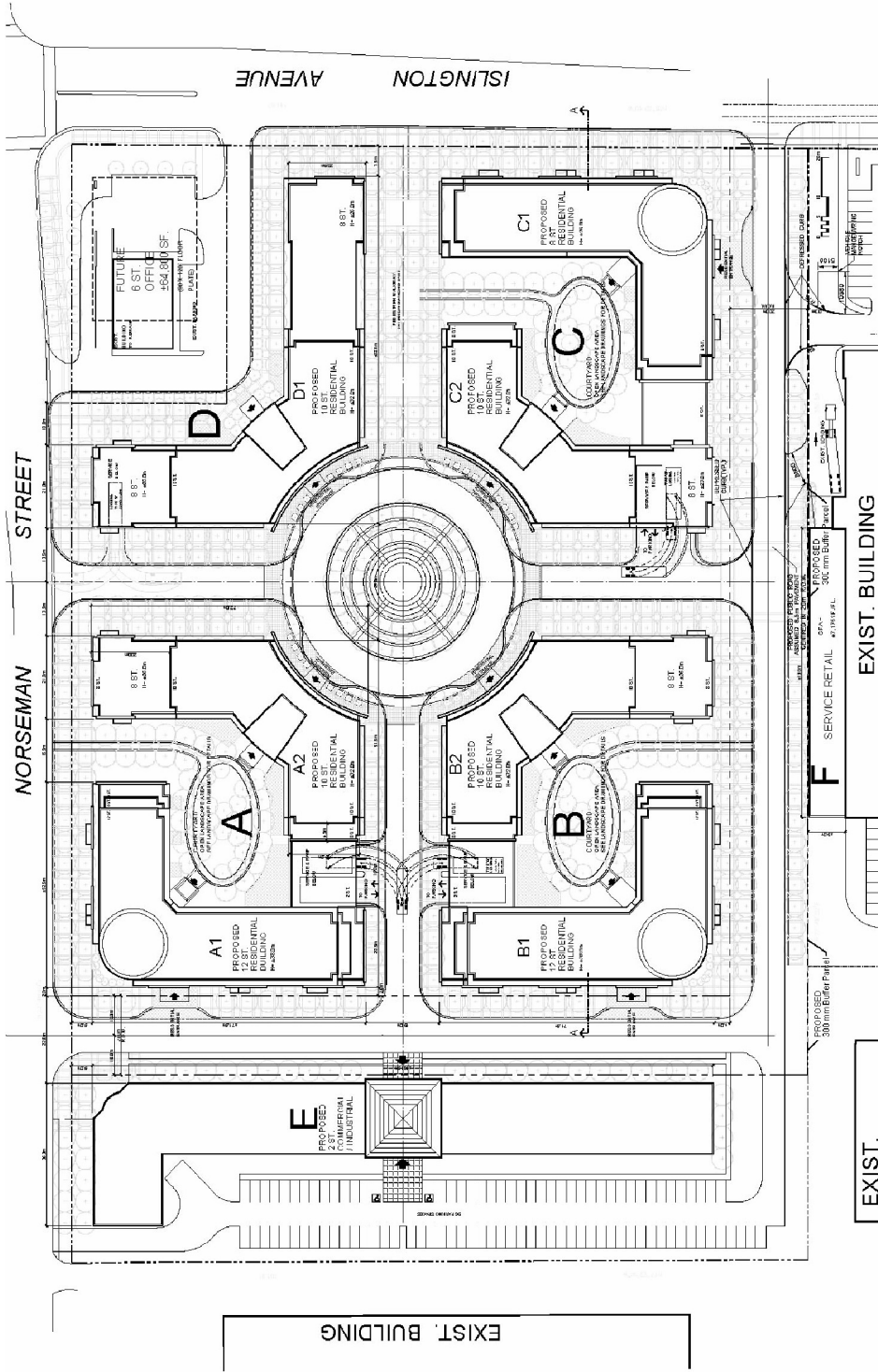


SITE

File # 08\_220984



Attachment 2: Site Plan



1030-1040 Islington Avenue

Site Plan

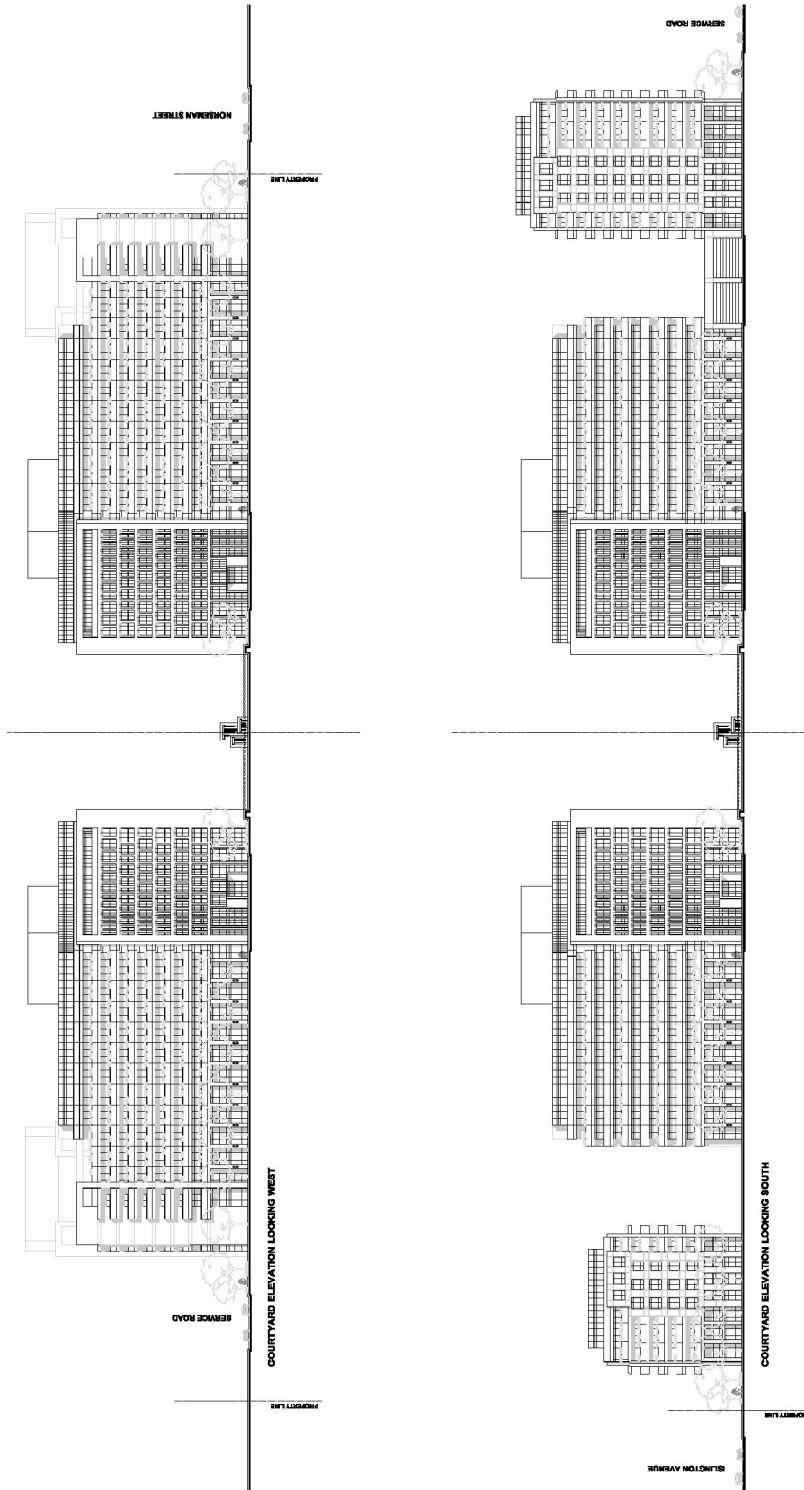
Applicant's Submitted Drawing

Not to Scale  
03/02/09

File # 08\_220984



### Attachment 3: Elevations (along interior Courtyards)



1030-1040 Islington Avenue

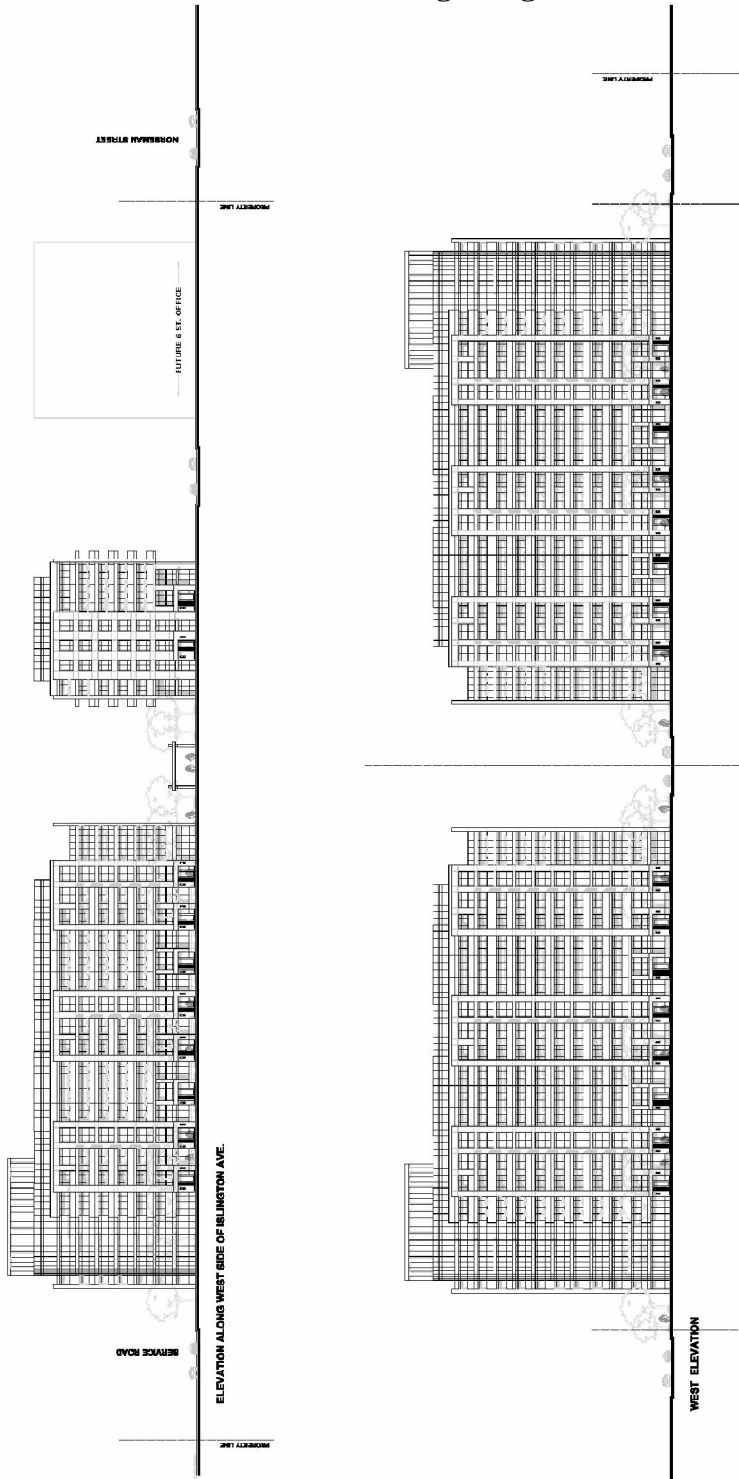
Elevations

Applicant's Submitted Drawing

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**Attachment 4: Elevations (along Islington Avenue and rear of site)**



**1030-1040 Islington Avenue**

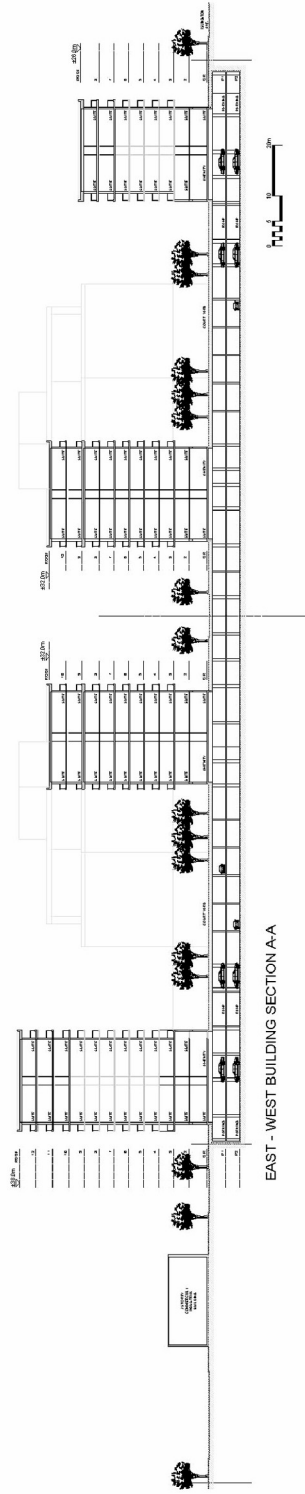
**Elevations**

Applicant's Submitted Drawing

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# Attachment 5: Sections



## Elevations

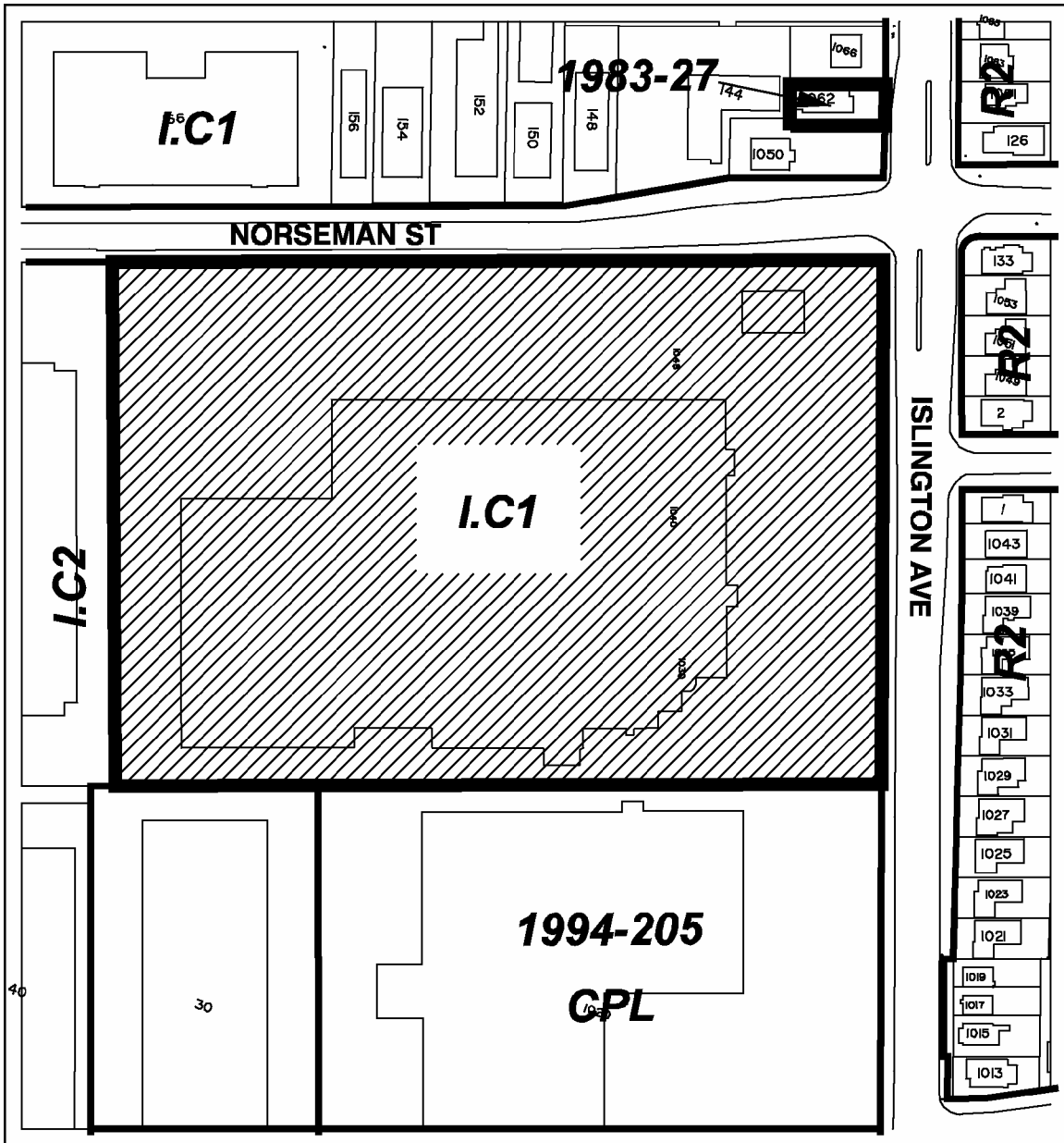
Applicant's Submitted Drawing

Not to Scale  
03/02/09

## 1030-1040 Islington Avenue

File # 08\_220984

Attachment 6: Zoning



**TORONTO** City Planning  
Zoning

1030- 1040 Islington Avenue

File # 08\_220984

R2 Residential Second Density      I.C1 Industrial Class 1  
CPL Commercial Planned Local      I.C2 Industrial Class 2



Not to Scale  
Zoning By-law 7825 as amended  
Extracted 12/10/2008

**Attachment 7: Application Data Sheet**  
**APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	08 220984 WET 05 OZ
Details	Rezoning, Standard	Application Date:	November 12, 2008

Municipal Address: 1040 ISLINGTON AVE

Location Description: REG COMP PL 9875 PT LT133 RP 64R11626 PTS 1 & 2 \*\*GRID W0507

Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of 1,410 condominium units within 7 mid-rise apartment buildings and approximately 6 020 m2 of commercial office space. The application also provides for the introduction of two public streets.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BARRY J. MORRISON AND ASSOCIATES LTD.		Page + Steele Architects Planners	A MANTELLA & SONS LIMITED

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas and Employment Areas	Site Specific Provision:	No
Zoning:	IC1	Historical Status:	No
Height Limit (m):	N/A	Site Plan Control Area:	yes

**PROJECT INFORMATION**

Site Area (sq. m):	44911	Height:	Storeys:	12, 10, 8 and 2
Frontage (m):	214		Metres:	42
Depth (m):	171			
Total Ground Floor Area (sq. m):	16377			<b>Total</b>
Total Residential GFA (sq. m):	131490		Parking Spaces:	1833
Total Non-Residential GFA (sq. m):	8840		Loading Docks	4
Total GFA (sq. m):	140330			
Lot Coverage Ratio (%):	36.4			
Floor Space Index:	3.1			

**DWELLING UNITS**

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	652
2 Bedroom:	805
3 + Bedroom:	0
Total Units:	1410

**FLOOR AREA BREAKDOWN (upon project completion)**

	Above Grade	Below Grade
Residential GFA (sq. m):	131490	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	6020	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Pedro Lopes, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-2608</b>

