

**Further Report
Zoning By-law Amendment
545 - 555 Wilson Avenue**

Date:	June 3, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 10 – York Centre
Reference Number:	08 165972 NNY 10 OZ

SUMMARY

This report recommends amendments to site-specific By-law 223-2010 which was adopted by City Council on February 23, 2010. The By-law permits a mixed-use condominium development fronting Wilson Avenue containing 35,604m² of gross floor area, 350 residential units and 286m² of ground floor commercial space.

The applicant is requesting that the By-law permit the development with minor amendments. The amendments include an increase in the number of units and an increase in the amount of non-residential gross floor area.

This report also recommends the inclusion of City Council’s requested increase in the public art monies which was not incorporated into By-law 223-2010 prior to enactment.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the zoning for the lands at 545 – 555 Wilson Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
 - (i) In support of the Wilson Avenue Streetscape Study, a cash contribution of \$20,000 for streetscape improvements in the immediate vicinity of the site as follows:
 - a) Street tree replacement/installation along both sides of Wilson Avenue beyond the subject property where opportunities exist within the City's right-of-way. Specifically, adjacent to the TTC parking lot from Allen Road to Wilson Heights Boulevard on the north side of Wilson Avenue, on the west side of Wilson Heights Boulevard on the north side of Wilson Avenue to a point in alignment with the centreline of Ansford Avenue, and across the frontage of the TTC parking lot from Allen Road to the northwest corner of the applicants property on the south side of Wilson Avenue.
 - b) Replacement of asphalt with decorative concrete or unit pavers in the boulevard along Wilson Avenue and Wilson Heights Boulevard where opportunities exist in the locations identified in i) above.
 - (ii) A cash contribution of \$400,000 for recreational capital facilities in Ward 10, the specific expenditure of these funds to be determined through discussions between the Ward Councillor, Parks, Forestry and Recreation staff, City Planning staff and other City Divisions as required.
 - (iii) A cash contribution of \$150,000 or 0.5% of the gross construction cost of the development, whichever is greater, for an on-site public art installation under the Percent for Public Art Program.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The previous Zoning By-law Amendment application for this site was submitted on June 5, 2008. A Final Report was considered by North York Community Council on February 9, 2010. North York Community Council amended the staff recommendation to increase the proposed Public Art contribution from '\$150,000' to '\$150,000 or 0.5%, whichever is greater'.

At its meeting of February 23, 2010 City Council endorsed the amendment and approved the staff report. By-law 223-2010 was subsequently enacted by City Council without the requested amendment to the Public Art contribution. The By-law appeal period expired on March 29, 2010 with no appeals and By-law 223-2010 is currently in effect. The City Council decision document is found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.NY31.22>

Shortly thereafter the applicant advised staff the owner was contemplating modifications to the proposal that would require revisions to the Zoning By-law. Staff therefore held off submitting a correcting By-law to City Council relating to the Public Art contribution until the applicant made a revised submission.

ISSUE BACKGROUND

On February 1, 2011 the applicant submitted revised plans illustrating a number of modifications to the proposal. These modifications require some minor revisions to Zoning By-law 223-2010 to accommodate the revised proposal.

Proposed Modifications

The applicant has proposed the following modifications to the proposal:

- The number of residential units has increased from 350 units to 388 units.
- The number of live-work units at grade has decreased from 12 to 11 units.
- The amount of ground floor commercial space has increased from 286m² to 343m² and is located towards Tippet Road along the Wilson Avenue frontage.
- The height of the towers has increased in terms of the number of storeys but not in terms of the number of metres. The building heights on the Zoning By-law Schedules will be revised to reflect mezzanines for the ground floor of the base building and the penthouse levels of both towers that were not included in the calculation of the number of storeys in the original by-law.
- The breezeway at ground level, between Wilson Avenue and the rear driveway, has been eliminated to provide for one central lobby linking the east and west buildings. Previously, each building had its own lobby.
- Parking requirements would now be met in a two-level underground parking structure from the two and a half level structure in the previous plan. Parking would be provided in accordance with By-law 223-2010 and the number of spaces has increased from 368 spaces to 425.

- Bicycle parking spaces have been provided for 138 bicycles in the form of storage lockers in the underground parking levels. Previously, a total of 35 bicycle parking spaces were proposed for the development.
- Minor changes to the building setbacks have been incorporated into the revised footprint.

See Attachments No. 1 and No. 2 for the original and revised site plans and Attachment No. 5 for the Application Data Sheet.

Site and Surrounding Area

The 0.77 hectare site is located at the southwest corner of the intersection of Wilson Avenue and Tippet Road and is approximately 40 metres from the entrance to the Wilson Subway Station. The rectangular site is relatively flat with a frontage of 126 metres on Wilson Avenue and a depth of 50 metres on Tippet Road. The site is developed with two 2-storey office buildings comprising approximately 4,800m² of space and adjacent surface parking areas. The applicant proposes to demolish both buildings.

The area contains a mix of uses including residential, commercial, retail, office and light industrial as follows:

North: TTC North Commuter Parking lot for the Wilson Subway Station, Wilson Subway Station, and a low-rise apartment building (2 Faywood Boulevard).

East: A site under construction and a one-storey warehouse building surrounded by surface parking. City Council has approved a mixed-use development with ground floor commercial uses fronting Wilson Avenue and 512 dwelling units above on the north portion of the site (525 Wilson Avenue) and a 5-storey office building on the south portion of the site (9 Tippet Road).

South: TTC South Commuter Parking lot for the Wilson Subway Station and two one-storey office/industrial buildings located south of the parking lot (4 and 6 Tippet Road).

West: TTC South Commuter Parking lot, Allen Road and a pedestrian entrance to the Wilson Avenue Subway Station located 40 metres west of the subject site.

Zoning

By-law 223-2010 is currently in effect on this site zoning the land “RM6(186)”. Permitted uses include apartment house dwellings and a variety of non-residential uses suitable to a property which fronts an arterial road. The By-law permits a building with a maximum of 35,604m² of gross floor area, a maximum of 350 residential units and a minimum of 286m² of ground floor non-residential space.

Site Plan Control

An application for Site Plan Control Approval is being reviewed concurrently with this application.

Agency Circulation

The revised proposal was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the request and to formulate revised By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The development promotes intensification through a compact building form utilizing existing infrastructure. The development is adjacent to the Wilson Subway Station, thus promoting additional ridership for the transit system. The development design would promote an active pedestrian environment along Wilson Avenue.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Increase in Number of Units

The gross floor area of the proposed building remains the same at 35,604m². However, the applicant proposes to reduce the size of the individual units so that more units would be accommodated within the building resulting in an increase from 350 to 388 units. Staff do not object to this increase in number of units.

Increase in Ground Floor Non-Residential Space

The applicant proposes to increase the amount of ground floor non-residential space from 282m² to 343m². This addresses the Official Plan vision that *Mixed Use Areas* enable residents to live, work, and shop in the same area and even in the same building. Staff support this modification.

Height

The ground floor of the proposal has a mezzanine level and the penthouse level also has two-storey units. The total number of storeys in each tower is therefore 15 and 16 storeys compared to By-law 223-2010 which permits a building with 13 and 14 storey towers. It is therefore recommended the By-law be amended to provide for these additional storeys. It should be noted that the overall building height in metres remains approximately the same.

Traffic Impact, Access and Parking

The applicant has submitted an updated Traffic Impact Study dated January 24, 2011. The update summarizes the change in trip generation based on the additional residential

units and increased non-residential space. The report estimates an extra 11 total trips in the AM peak hour. Transportation Services staff reviewed this update and concur with the conclusion that this increase will have a negligible impact on the local road network.

Open Space/Parkland

The proposed modifications result in no change to the parkland dedication which will be taken in cash-in-lieu prior to the issuance of the first above grade building permit.

Streetscape

As noted previously, the applicant proposes a single central lobby which would lengthen the building face along Wilson Avenue. To create visual interest and break up the Wilson Avenue façade, additional articulation has been proposed for the building. A range of building materials is also proposed that would enhance the façade along both Wilson Avenue and Tippet Road.

Toronto Green Standard

The application was submitted in 2008 and is therefore exempt from the requirements of the Toronto Green Standard. The Zoning By-law and Site Plan will nonetheless implement many of the Tier 1 Green Standards by providing for: reduced vehicle parking spaces; minimum bicycle parking; minimized hard surfaces and maximized landscaped areas.

Section 37

Section 2(y) of By-law 223-2010 contains provisions for Section 37 as follows:

- (i) In support of the Wilson Avenue Streetscape Study, a cash contribution of \$20,000 for streetscape improvements in the immediate vicinity of the site as follows:
 - a) Street tree replacement/installation along both sides of Wilson Avenue beyond the subject property where opportunities exist within the City's right-of-way. Specifically, adjacent to the TTC parking lot from Allen Road to Wilson Heights Boulevard on the north side of Wilson Avenue, on the west side of Wilson Heights Boulevard on the north side of Wilson Avenue to a point in alignment with the centreline of Ansford Avenue, and across the frontage of the TTC parking lot from Allen Road to the northwest corner of the applicants property on the south side of Wilson Avenue.
 - b) Replacement of asphalt with decorative concrete or unit pavers in the boulevard along Wilson Avenue and Wilson Heights Boulevard where opportunities exist in the locations identified in i) above.
- (ii) A cash contribution of \$400,000 for recreational capital facilities in Ward 10, the specific expenditure of these funds to be determined through discussions

between the Ward Councillor, Parks, Forestry and Recreation staff, City Planning staff and other City Divisions as required.

- (iii) A cash contribution of \$150,000 for an on-site public art installation under the Percent for Public Art Program.

As noted previously, the public art contribution approved by City Council was for \$150,000 or 0.5%, whichever is greater. The applicant continues to have no objection to City Council's requirement for increased public art monies. It is therefore recommended that clause 2(y)(iii) of By-law 223-2010 be modified as follows:

- (iii) A cash contribution of \$150,000 or 0.5% of the gross construction cost of the development, whichever is greater, for an on-site public art installation under the Percent for Public Art Program.

Development Charges

It is estimated the development charges for this project will be \$2.7 million. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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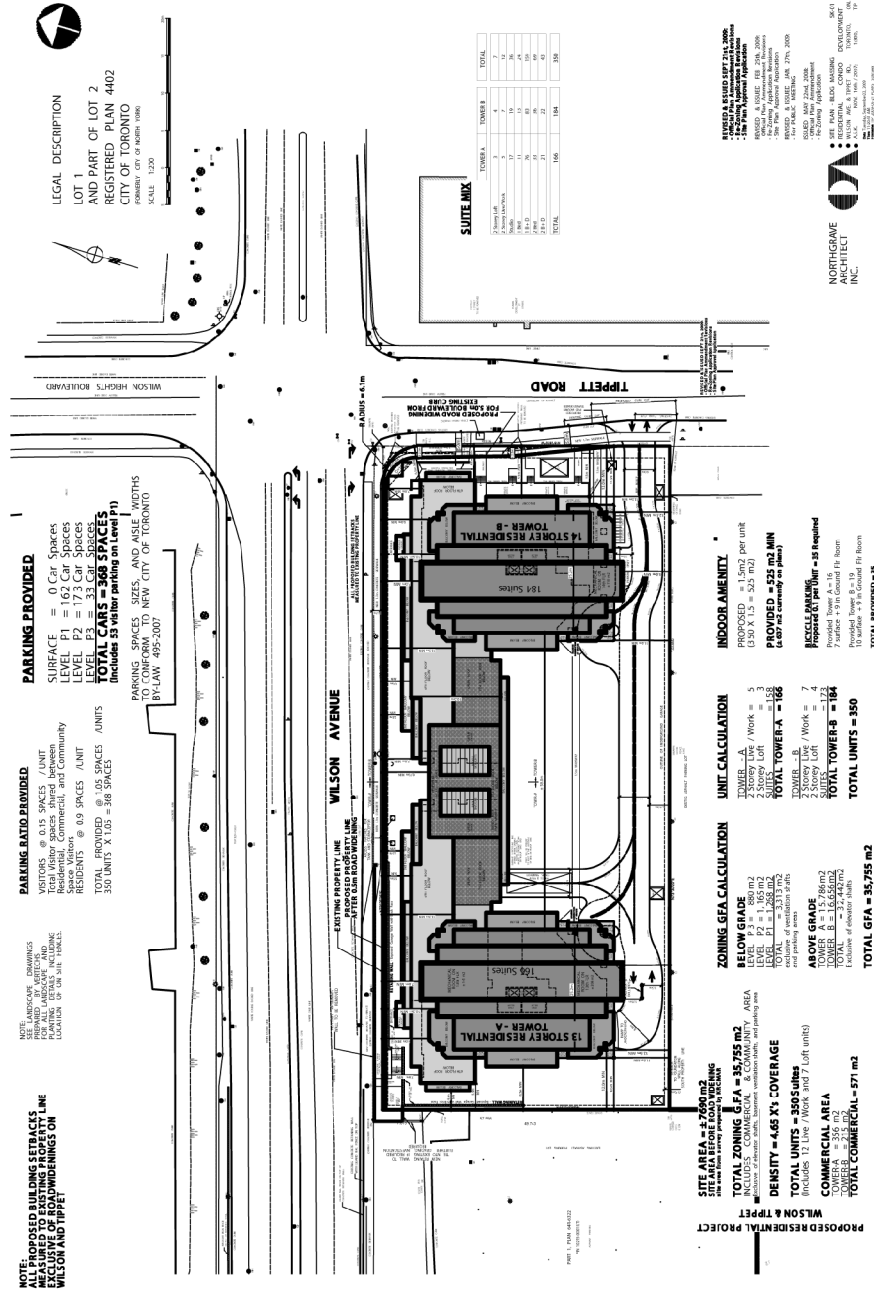
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Allen Appleby, Director
Community Planning, North York District

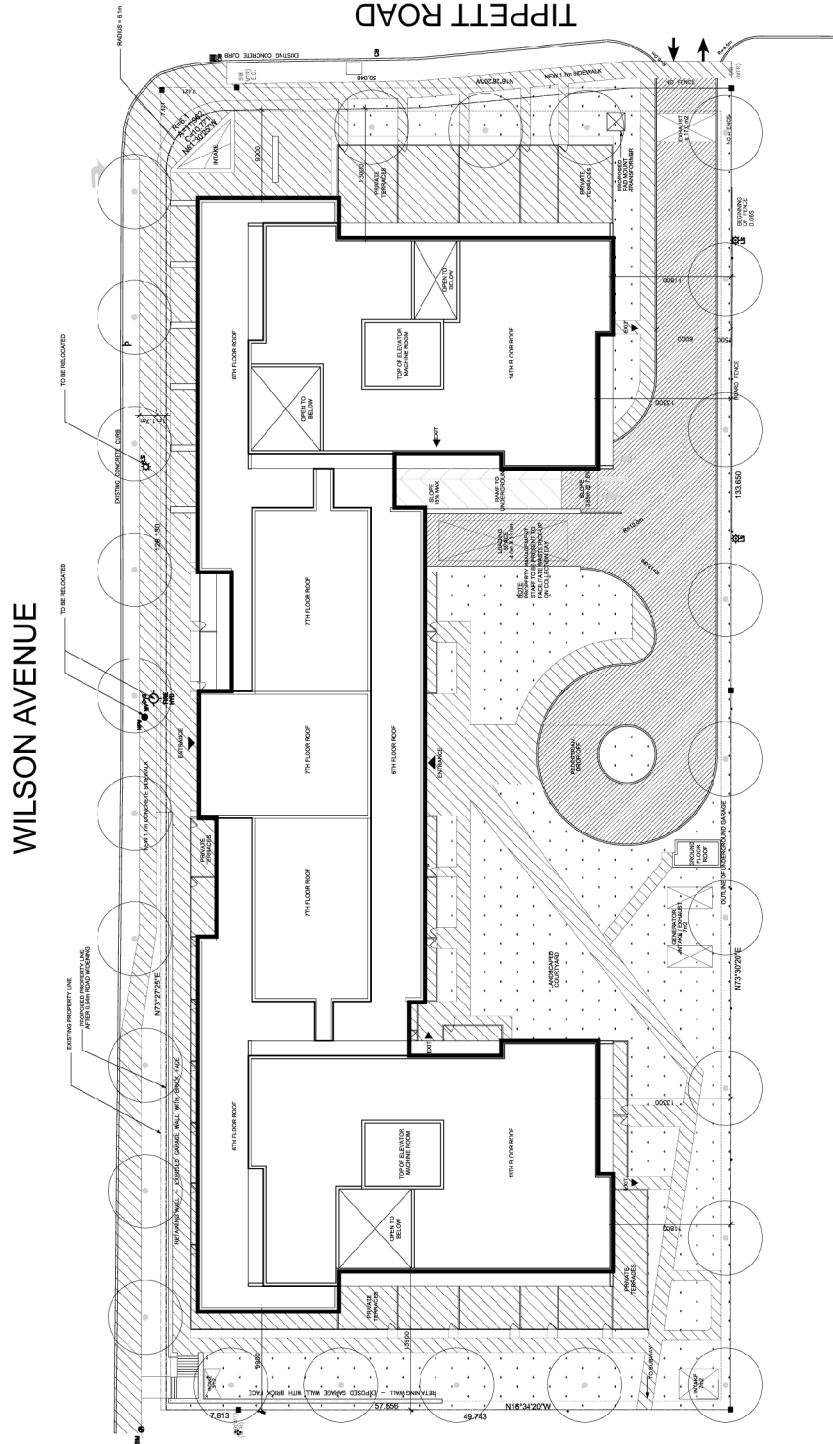
ATTACHMENTS

- Attachment 1: Original Site Plan
- Attachment 2: Revised Site Plan
- Attachment 3a: North Elevation (Wilson Avenue)
- Attachment 3b: South Elevation
- Attachment 3c: East Elevation (Tippet Road)
- Attachment 3d: West Elevation
- Attachment 4: Zoning
- Attachment 5: Application Data Sheet
- Attachment 6: Draft Zoning By-law Amendment (former City of North York Zoning By-law No. 7625)

Attachment 1: Original Site Plan



Attachment 2: Revised Site Plan



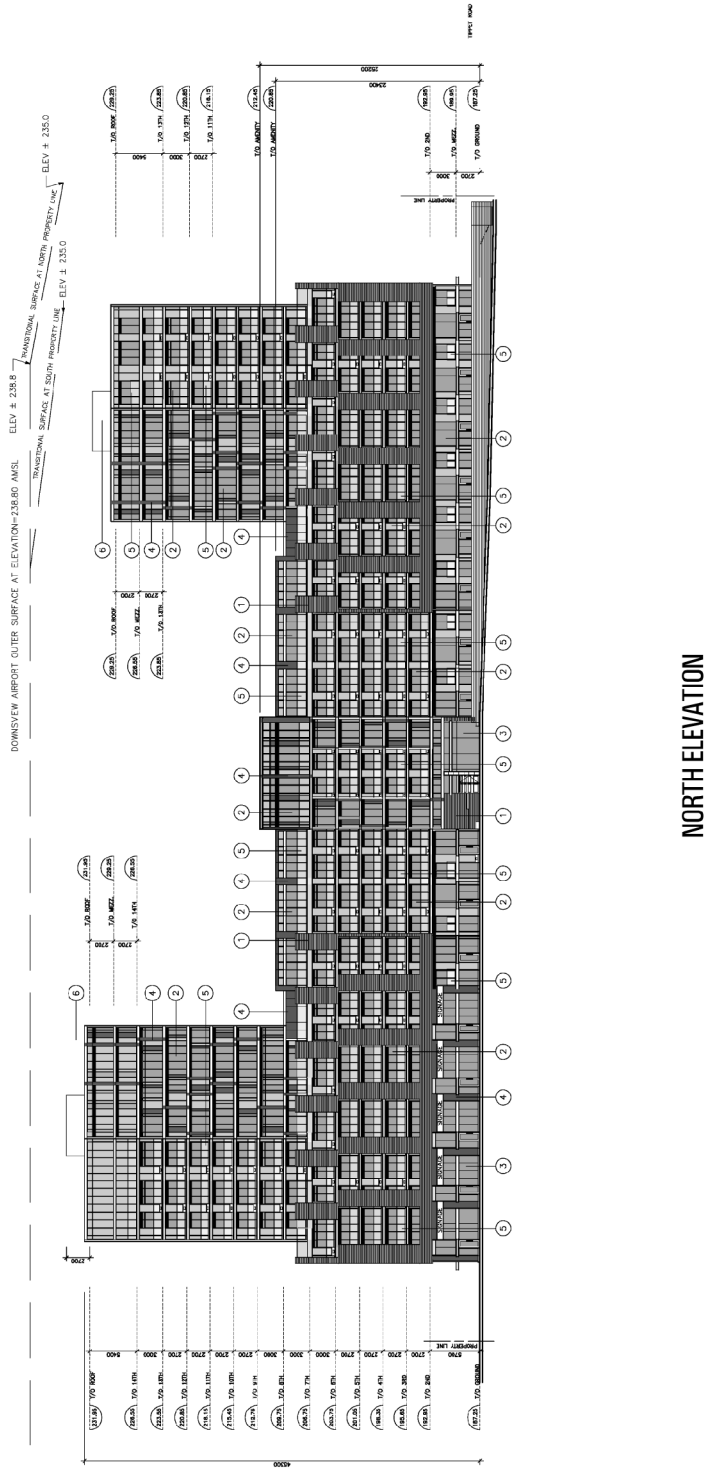
545 & 555 Wilson Ave. West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 05/11/2011

File # 08_165972

Attachment 3a: North Elevation (Wilson Avenue)



545 & 555 Wilson Avenue

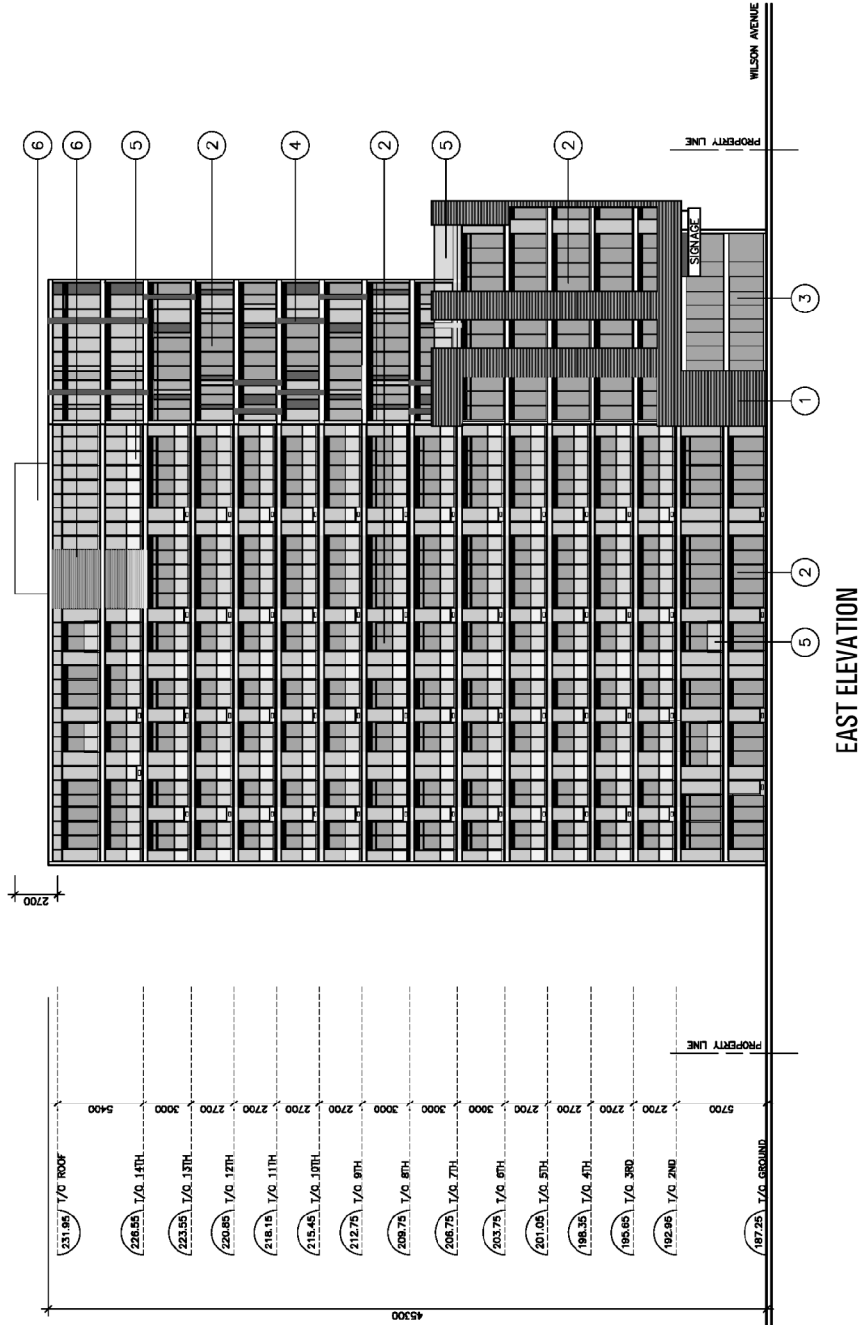
Elevation

Applicant's Submitted Drawing

Not to Scale
05/10/2011

File # 08_165972

Attachment 3c: East Elevation (Tippet Road)

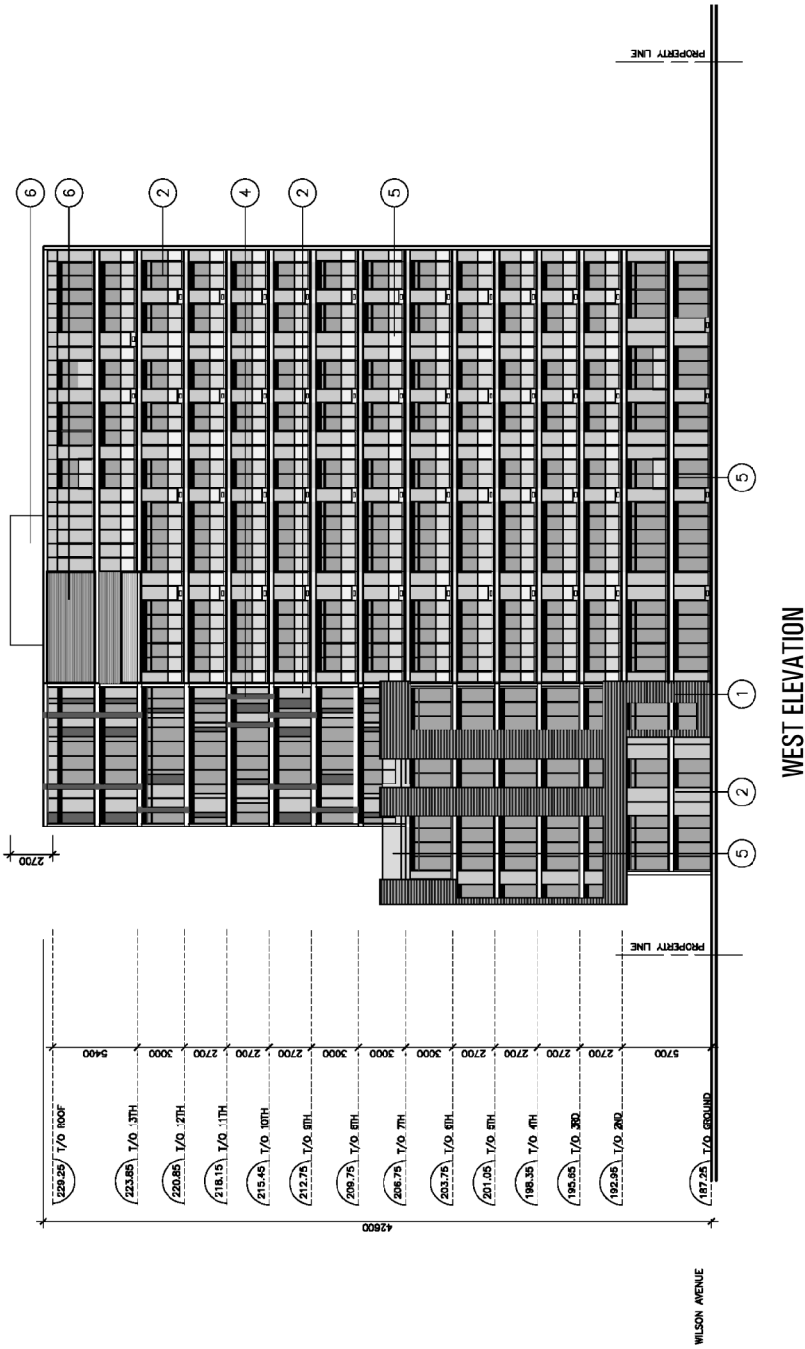


545 & 555 Wilson Avenue

Elevation
 Applicant's Submitted Drawing
 Not to Scale
 05/10/2011

File # 08_165972

Attachment 3d: West Elevation



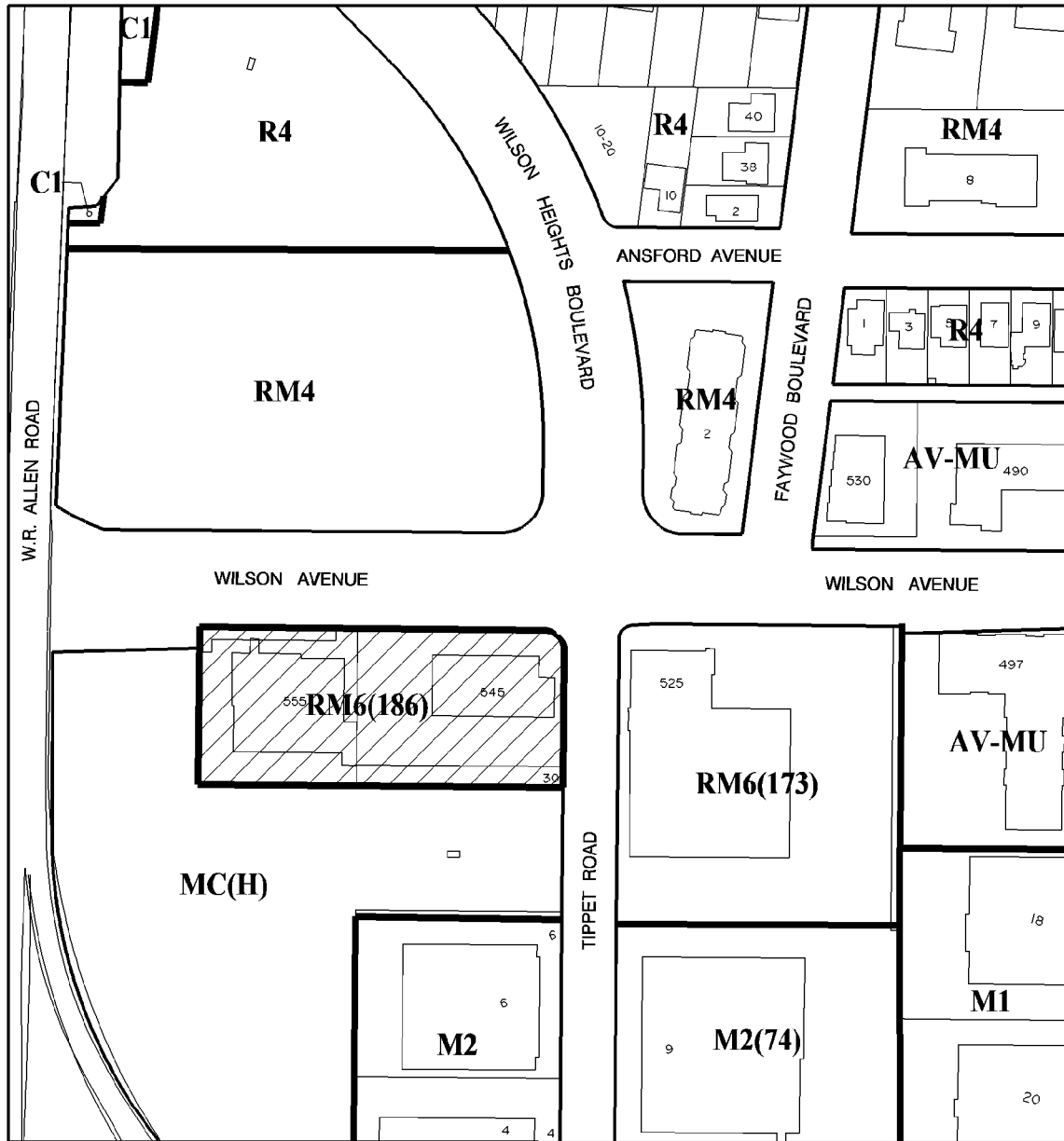
545 & 555 Wilson Avenue

Elevation
 Applicant's Submitted Drawing

Not to Scale
 05/10/2011

File # 08_165972

Attachment 4: Zoning



TORONTO City Planning
Zoning

545 & 555 Wilson Avenue

File # 08_165972

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- C1 General Commercial Zone
- MC Industrial-Commercial Zone
- M1 Industrial Zone One

- M2 Industrial Zone Two
- AV-MU Avenues Mixed Use



Not to Scale
Zoning By-law 7625
Extracted 05/19/2011

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	08 165972 NNY 10 OZ
Details	Rezoning, Standard	Application Date:	June 4, 2008

Municipal Address: 545 & 555 WILSON AVENUE
 Location Description: PLAN 4402 LOT 1 & PT LOT 2 RP R5744 PART 1 **GRID N1006
 Project Description: To construct two residential buildings of 15 and 16 storeys atop a 7 storey podium containing a total of 388 units.

Applicant:	Agent:	Architect:	Owner:
SHIPLAKE MANAGEMENT CO			555 WILSON AVENUE DEVELOPMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	RM6(186)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	7690	Height:	Storeys:	16
Frontage (m):	126.1		Metres:	46
Depth (m):	50.05			
Total Ground Floor Area (sq. m):	3854			Total
Total Residential GFA (sq. m):	35261		Parking Spaces:	425
Total Non-Residential GFA (sq. m):	343		Loading Docks	1
Total GFA (sq. m):	35604			
Lot Coverage Ratio (%):	22			
Floor Space Index:	4.7			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	35261
Bachelor:	36	Retail GFA (sq. m):	343
1 Bedroom:	202	Office GFA (sq. m):	0
2 Bedroom:	112	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	388		