

8 Fieldway Road - Zoning Amendment Application - Preliminary Report

Date:	August 22, 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	11 248812 WET 05 OZ

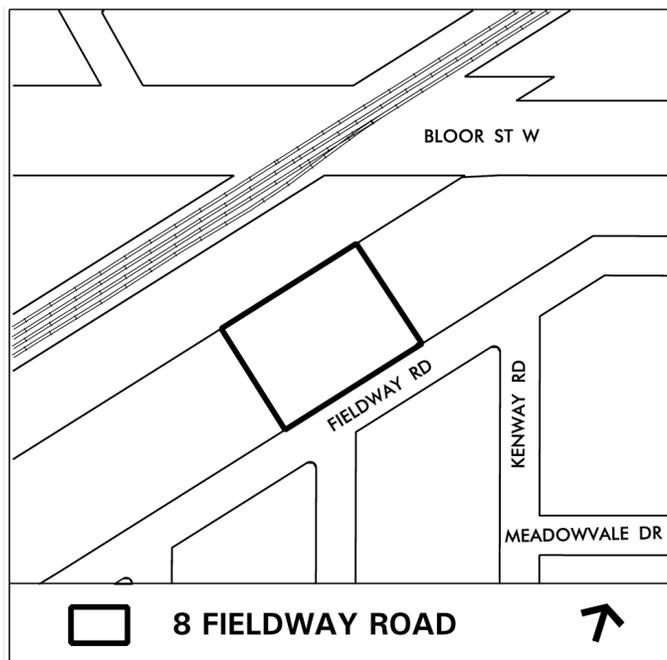
SUMMARY

This application proposes a 6-storey residential building at 8 Fieldway Road. The building is proposed to be located on the west side of the site, adjacent to the existing 13-storey residential building on the property.

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

City Planning proposes to hold a Community Consultation meeting in fall 2011 to allow the applicant to present the project and to receive comment from the public.

Provided the applicant provides all required information in a timely manner, staff estimate that a Final Report can be completed within the first quarter of 2012.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 8 Fieldway Road 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

A rezoning application for the subject site was approved by City Council in 2006 to permit the conversion of an existing office building on the site to a 13-storey residential building, as well as to construct 14 new townhouse units (Attachment 2). The conversion of the office building to residential uses is complete and the building is occupied, however the townhouses have not been constructed.

In 2009, the applicant proposed to construct a 6-storey seniors residence on that portion of the site that is zoned for 14 townhouse units. A site plan approval application was submitted in September 2009, however final approval was never issued as the applicant decided not to proceed with the proposal.

Pre-Application Consultation

In early 2011, the applicant proposed to construct a 6-storey residential condominium building on the portion of the site that remains zoned for 14 townhouse units. Pre-application consultation meetings were held with the applicant to discuss the appropriate application process for their proposal and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to construct a 6-storey building on the west side of the site, with a total of approximately 110 residential units. The building is proposed to be L-shaped, with the front elevation facing Fieldway Road and then wrapping around to the west side of the site. A stepback of 1.85 metres is proposed above the 5th floor on the Fieldway Road elevation. Through this proposal, the applicant seeks to increase the density for the entire site from 2.6 to approximately 3.3 times the area of the lot.

Vehicle access is proposed via a mutual driveway with the existing 13-storey residential building on the site.

There is an existing single storey below grade parking structure that takes up most of the site, including the 13-storey building site. There is also a surface parking lot located behind the location of proposed building. Both of those parking facilities currently provide parking for the 13-storey building. To accommodate the parking requirements of the proposed building, a two-storey above-grade parking structure is proposed to be constructed behind the building over the surface parking area (Attachment 1).

Indoor amenity space for the building is proposed to be provided on the 4th floor connecting to an outdoor amenity area of approximately 585 square metres.

Site and Surrounding Area

The site is generally located in the southwest quadrant of Fieldway Road and Bloor Street West. The site is slightly irregular and approximately 0.89 hectares (2.2 acres) in size. The frontage of the site is along Fieldway Road. There is also an existing Toronto Hydro and TTC access easement over the area of the proposed driveway at the south edge of the site.

The surrounding land uses are:

North: Bloor Street West, Hydro One corridor, CP rail corridor, and Bloor-Danforth TTC subway line.
South: Fieldway Road and single detached dwellings.
East: Kenway Park and single family dwellings.
West: Light industrial uses and Hydro One corridor.

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.

Official Plan

The site is designated *Mixed Use Areas* in the Etobicoke Centre Secondary Plan.

Zoning

The lands are zoned EC2 under Site Specific By-law 963-2006 which permits the existing 13-storey residential building and 14 townhouse units.

Site Plan Control

A Site Plan Control application for the previous 6-storey seniors' building was submitted in September 2009 (File # 09 172070 WET 05 SA). The building location and massing, arrangement of vehicle and servicing areas for the seniors building is generally consistent with the 6-storey residential building proposed by this application and will be modified as necessary to reflect this proposal.

Reasons for the Application

The proposed 6-storey residential building is not permitted by the existing site specific zoning. A zoning by-law amendment is required to implement the development proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications:

- Plan of Survey and Architectural Drawings
- Planning Report
- Shadow Study
- Functional Servicing Study and Stormwater Management Report
- Transportation/Parking Review
- Arborist Report
- Toronto Green Standard Template and Checklist

The application is deemed incomplete. A Noise Study and Electro Magnetic Field Study are still outstanding.

Issues to be Resolved

City Planning has circulated the application to relevant City Divisions and Agencies for comment. The following matters have been identified and will need to be addressed prior to preparation of a final staff report. Additional matters may be identified through the review of the application, including community consultation.

- a) Appropriate amount of parking, parking garage location and design;
- b) Temporary replacement of the existing parking spaces currently located within the area of the proposed development;
- c) Appropriate height and massing of the proposed building in light of the permissions established for the area under the Etobicoke Centre zoning by-law;
- d) Treatment of the ground floor of the proposed building and its relationship to the public street; and

- e) How the proposal contributes to the Etobicoke Centre Public Realm and Streetscape Plan.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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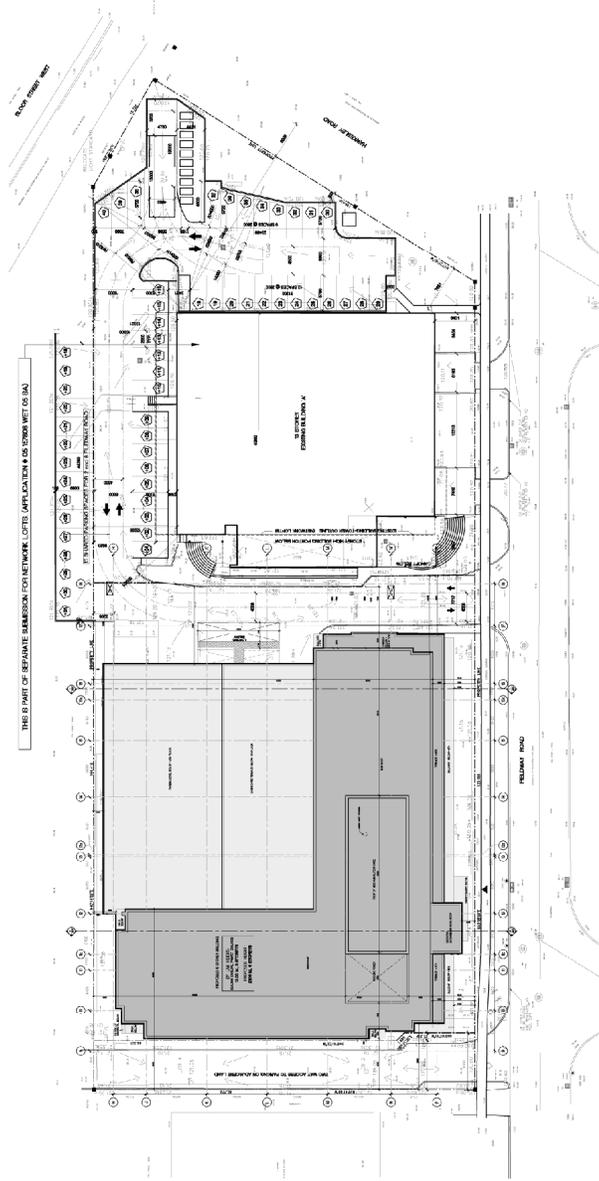
SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan (Proposal)
Attachment 2: Site Plan (Previous Approval)
Attachment 3: Elevations
Attachment 4: Elevations
Attachment 5: Zoning
Attachment 6: Application Data Sheet

Attachment 1: Site Plan (Proposal)



Site Plan

Applicant's Submitted Drawing

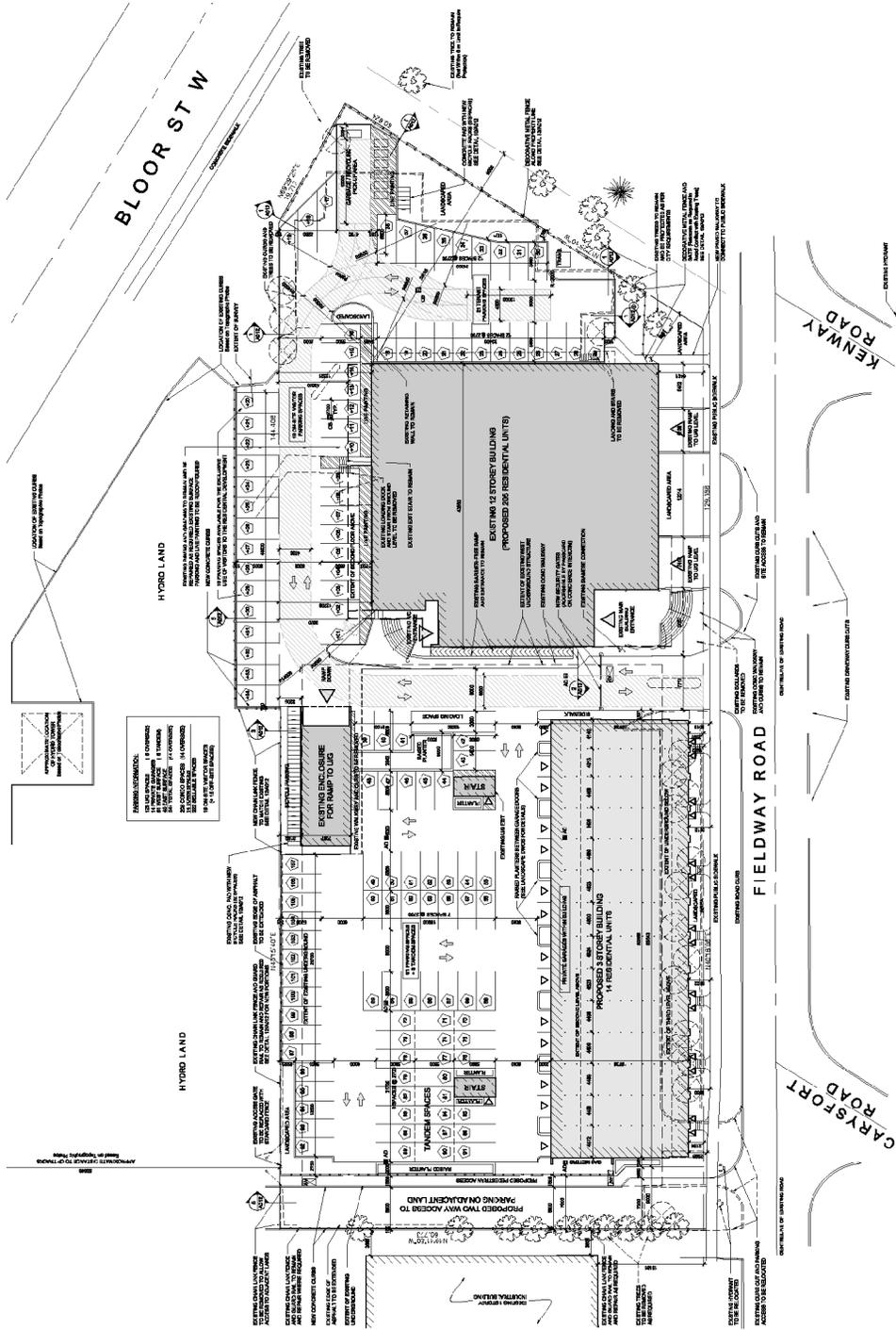
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08/08/2011



8 Fieldway Road

File # 11 248812 WET 05 02

Attachment 2: Site Plan (Previous Approval)



2 Fieldway Road

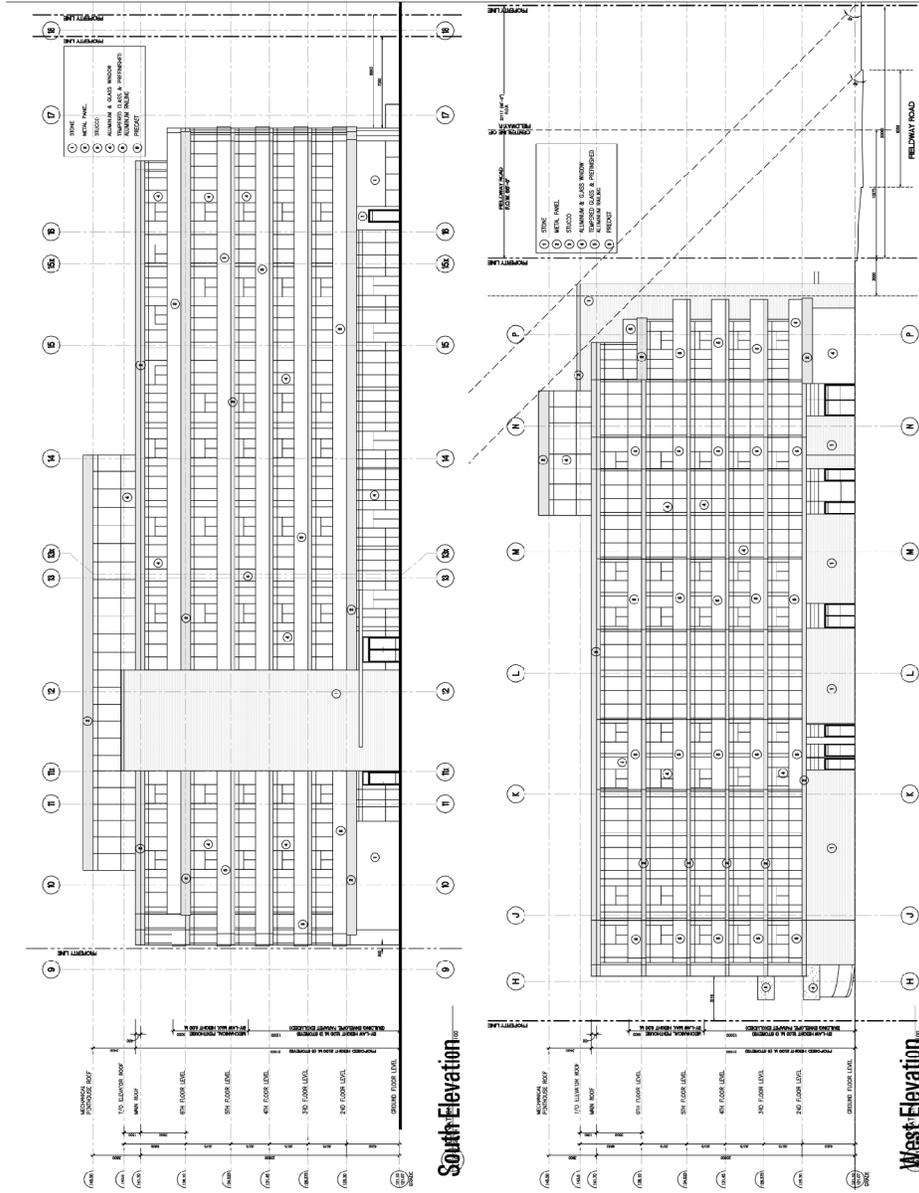
Site Plan
 Applicant's Submitted Drawing

File # 05_157798

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Attachment 3: Elevations



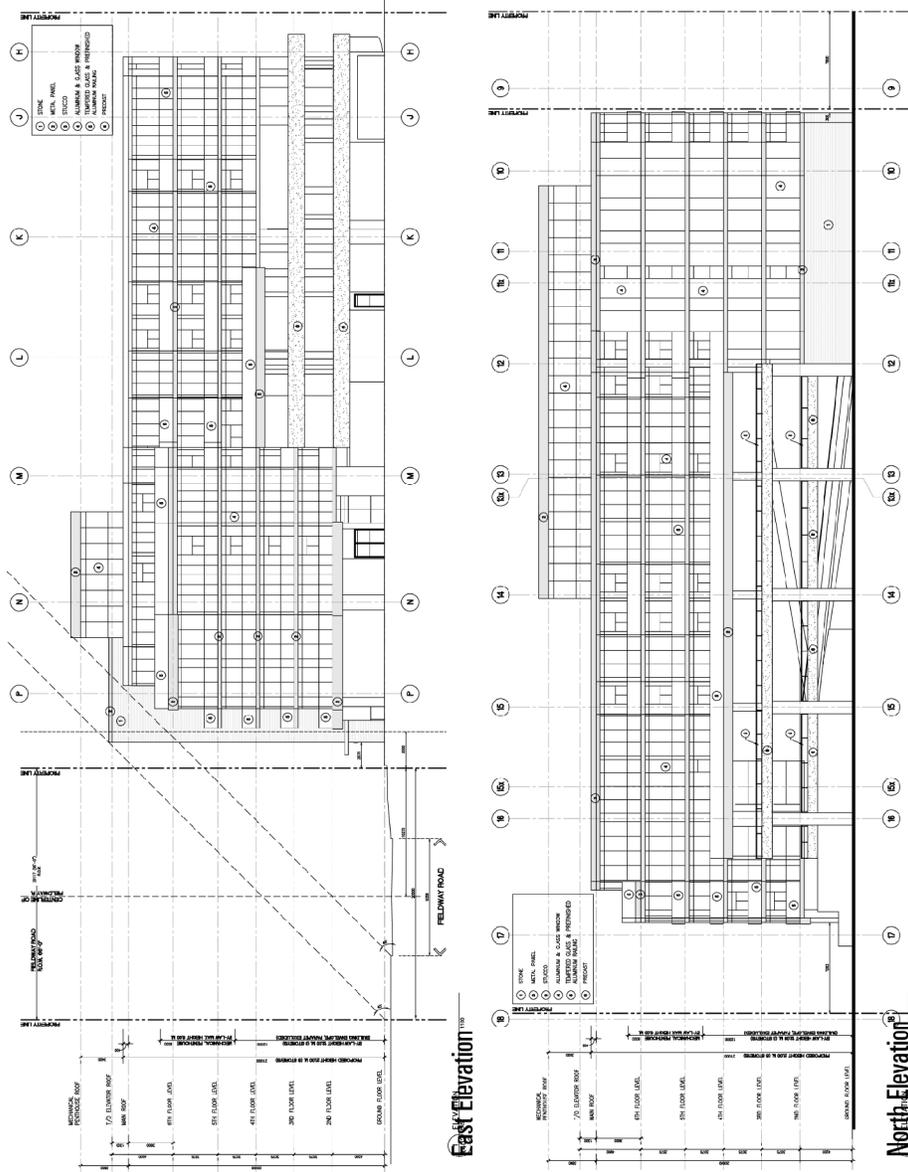
8 Fieldway Road

Elevations
Applicant's Submitted Drawing

File # 11 248812 WET 05 0Z

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08/08/2011

Attachment 4: Elevations



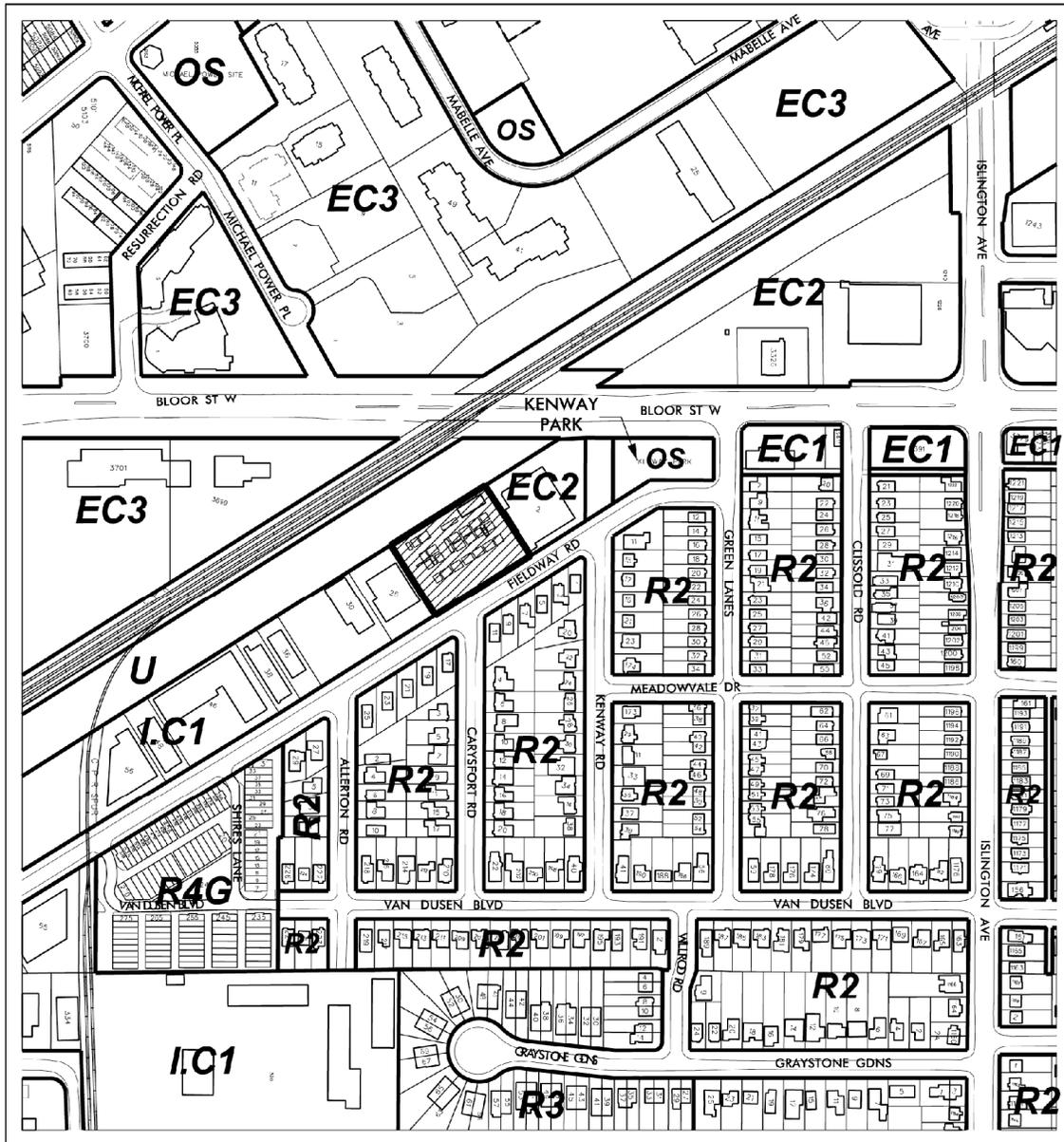
8 Fieldway Road

Elevations
Applicant's Submitted Drawing

File # 11 248812 WET 05 0Z

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08/08/2011

Attachment 5: Zoning



8 Fieldway Road
File # 11 248812 WET 05 02

- | | |
|--------------------------------------|----------------------------|
| R2 Residential Second Density | OS Public Open Space |
| R3 Residential Third Density | EC1 Etobicoke Centre One |
| R4G Residential Fourth Density Group | EC2 Etobicoke Centre Two |
| I.C1 Industrial Class 1 | EC3 Etobicoke Centre Three |
| U Utilities | |


 Not to Scale
 Zoning By-law 11,737 as amended
 Extracted 08/09/2011

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	11 248812 WET 05 OZ
Details	Rezoning, Standard	Application Date:	July 29, 2011

Municipal Address: 8 FIELDWAY RD
 Location Description: **GRID W0506
 Project Description: Proposed 6-storey condominium apartment building containing 110 residential units.

Applicant:	Agent:	Architect:	Owner:
CORNACCHIA PLANNING SERVICES INC.			FINER SPACE (FIELDWAY) CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Etobicoke Centre Secondary Plan	Site Specific Provision:	By-Law 963-2006
Zoning:	EC2 and 963-2006	Historical Status:	
Height Limit (m):		Site Plan Control Area:	yes

PROJECT INFORMATION

Site Area (sq. m):	3839	Height:	Storeys:	6	
Frontage (m):	81		Metres:	21	
Depth (m):	60				
Total Ground Floor Area (sq. m):	3415.3				Total
Total Residential GFA (sq. m):	8933.1		Parking Spaces:	98	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1 (Shared)	
Total GFA (sq. m):	8933.1				
Lot Coverage Ratio (%):	88.9				
Floor Space Index:	2.3				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	1
1 Bedroom:	88
2 Bedroom:	21
3 + Bedroom:	0
Total Units:	110

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	8933.1	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Pedro Lopes, Planner
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