

STAFF REPORT

August 18, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Preliminary Report
Official Plan and Zoning By-law 438-86, as amended Amendments
05 130122 STE 18 OZ
Applicant: William Holman
29-51 Florence Street
Ward 18, Davenport

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

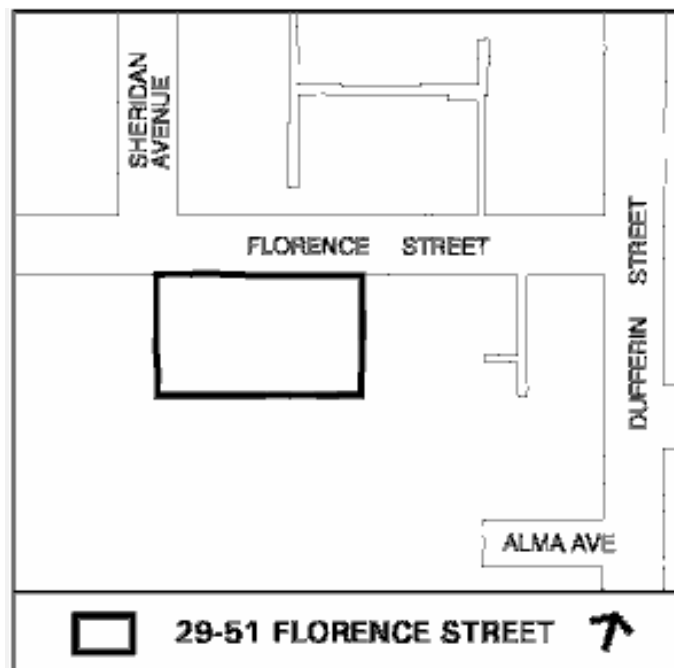
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended 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; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Comments:

Proposal

The application proposes the redevelopment of the site for 40 townhouses.

Site Description

This rectangular, relatively flat site is located on the south side of Florence Street, just west of Dufferin Street. There are three, small 1- to 2-storey industrial buildings on the site and two, small 2-storey residential buildings.

The site is surrounded by the following uses:

North: rowhouses and semi-detached houses

South: a large industrial property, the adjacent portion of which is used for parking and outdoor storage

East: an industrial use

West: an industrial use immediately west of the site and single and semi-detached houses further to the west

Official Plan of the former City of Toronto

The site is designated Mixed Industrial-Residential Areas in the in-force Official Plan for the former City of Toronto. This designation contains a mix of a wide range of residential uses, community services and facilities, street-related retail and service uses and those industrial uses which are environmentally compatible with adjacent and neighbouring uses.

New Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. The hearing commenced on June 13, 2005.

Once the Plan comes into full force and effect, it will designate this land as Employment Areas. Employment Areas are places of business and economic activity. Residential uses are not permitted in Employment Areas.

Section 3.1.1.15 of the New Toronto Official Plan states that new streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets. The application proposes to develop the property with a private driveway, therefore it does not meet the Official Plan policy for public streets.

The Plan also states that new streets, in part, will be designed to:

1. Provide connections with adjacent neighbourhoods, and promote a connected grid of streets (offers travel options and extends sight lines);
2. Divide larger sites into smaller development blocks;
3. Provide access and addresses for new development;
4. Allow the public to freely enter without obstruction;
5. Create adequate space for pedestrians, bicycles and landscaping, as well as transit, vehicles, utilities and utility maintenance;
6. Improve the visibility, access and prominence of unique natural and human-made features; and
7. Provide access for emergency vehicles.

Zoning

The site is zoned Industrial (I1 D2) with a maximum density of 2.0 times the area of the lot within a 14-metre height limit. Light industrial uses are permitted. Residential uses are not permitted.

Site Plan Control

A Site Plan Approval application has been filed and will be reviewed in conjunction with the application for Official Plan and Zoning By-law Amendments.

Tree Preservation

The applicant has submitted a declaration stating that there are no trees on the site to which Tree Protection By-laws apply.

Reasons for the Application

While the proposed residential use conforms with the in-force Official Plan of the former City of Toronto, it does not conform with the New Official Plan for the City of Toronto. The proposal does not conform to the policies of the Zoning By-law 438-86, as amended. Therefore an

amendment to the Zoning By-law 438-86 and a modification to the New Official Plan for the City of Toronto would be required to implement the proposal.

Issues to be Resolved

Issues related to this application include but are not limited to the following:

- appropriateness of the residential use relative to the site's Employment Area designation in the New Official Plan of the City of Toronto;
- appropriateness of the residential use adjacent to industrial uses;
- appropriateness of the proposed built form and density within the context of the low density residential area immediately north of the site;
- appropriateness of the proposed landscaped open space and outdoor amenity areas with respect to the future residents of the site and impacts on adjacent sites; and
- appropriateness of townhouse units which do not front onto a public street.

The application proposes townhouse units accessed from a private drive.

The City is currently dealing with the issues surrounding public and private streets. The creation of private local residential streets, usually in conjunction with new grade-related housing including townhouse developments, is giving rise to a number of concerns ranging from broad, long-term city-building issues such as streetscape improvements and public sidewalks, to those of a more immediate operational nature including emergency access, solid waste collection, and snow removal.

A staff report dated March 1, 2005, was considered at the Planning and Transportation Committee meeting of March 7, 2005, and the Works Committee meeting of March 8, 2005. City Council at its meeting of April 12, 13, and 14, 2005, adopted the recommendations of the Planning and Transportation and Works Committees that all streets in new townhouse developments and subdivisions be designed to permit curbside garbage collection by City vehicles, as well as other City services such as snow removal, water and sewage maintenance, and fire services, etc.

Staff were directed to:

1. Continue to develop a range of new standards for local public streets for application throughout the City;
2. Develop criteria to identify where a private street may be considered as an appropriate exception to the Official Plan Policy;
3. Analyze the cost implications, including options for cost recovery, of local public streets serving residential areas being built at the new standards;

4. Consult with stakeholders, and report back to the Planning and Transportation Committee and the Works Committee (target December 2005);
5. Use the information in the report to inform their review of development applications until final standards are approved;
6. No longer accept single point set outs for solid waste collection in grade related developments except in circumstances where the unit count is low and when staff are of the opinion that it would be appropriate to permit the development to proceed;
7. Give attention to the issues of:
 - (i) pedestrian accessibility networks for best access to public transit;
 - (ii) common utility ducts for future technologies;
 - (iii) underground hydro and other utilities;
 - (iv) streetscape and tree planting; and
 - (v) bicycle lanes.

Staff will be evaluating the applicant's proposal in the context of the ongoing Development Infrastructure Policy and Standards (DIPS) Review.

Other issues may be identified through the review and evaluation of this application.

Conclusions:

Should the recommendations of this report be approved, a community consultation meeting could be held in November of 2005. Provided all identified issues are addressed and any additional requested information is provided in a timely fashion, the Final Report could be before City Council at the end of the first quarter of 2006.

Contact:

Elise Hug, Planner, West Section

Ph: (416) 392-0758

Fax: (416) 392-1330

Email: ehug@toronto.ca

Gary Wright

Director, Community Planning, Toronto and East York District

List of Attachments:

Attachment 1: Site Plan

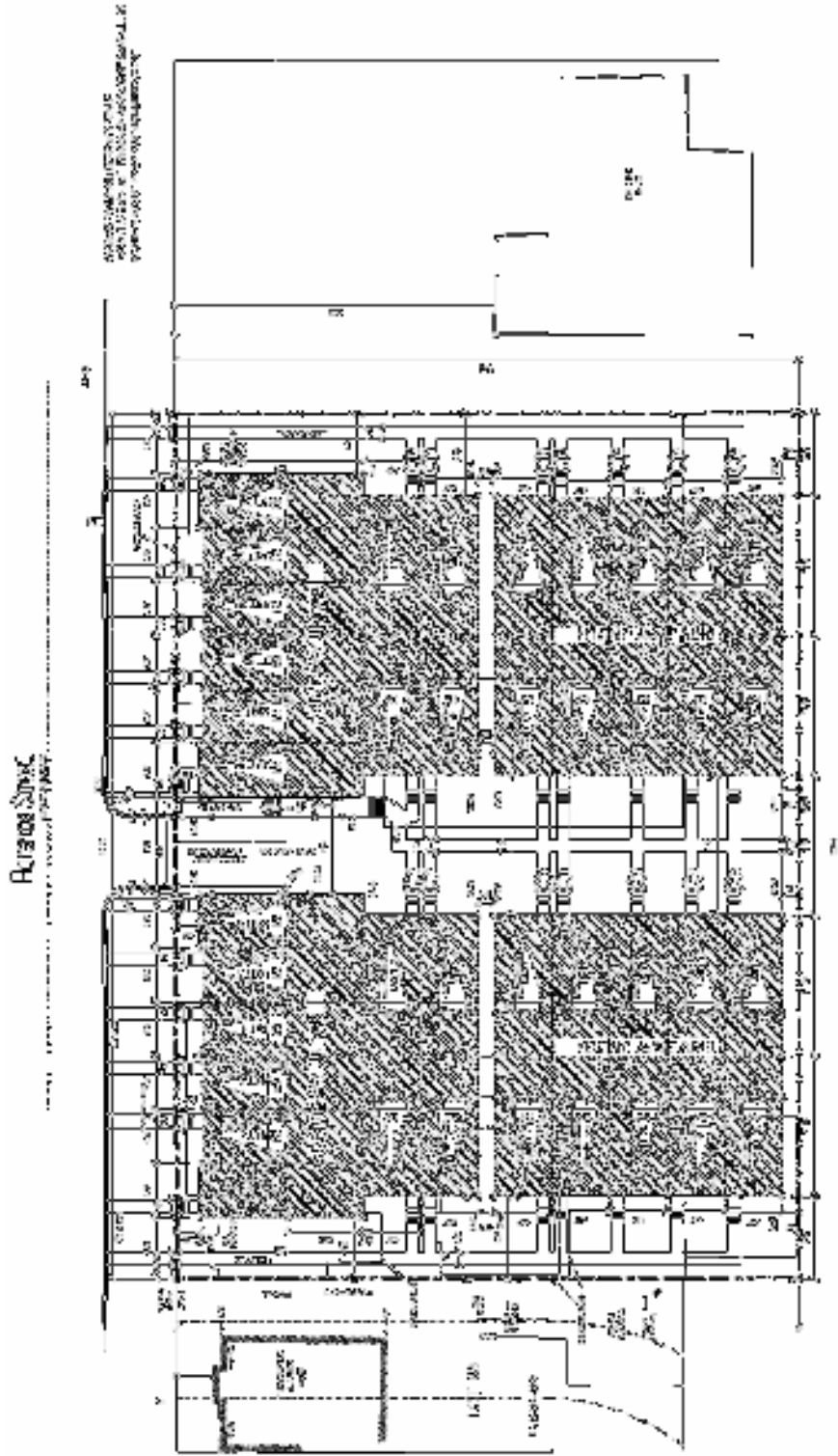
Attachment 2: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

Application 5: Application Data Sheet

Attachment 1: Site Plan



29-51 Florence Street

Site Plan

Applicant's Submitted Drawing

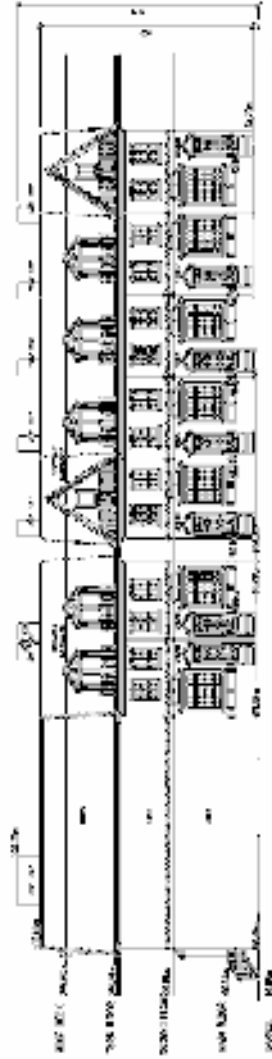


File No: 29-132122-05-1301-05

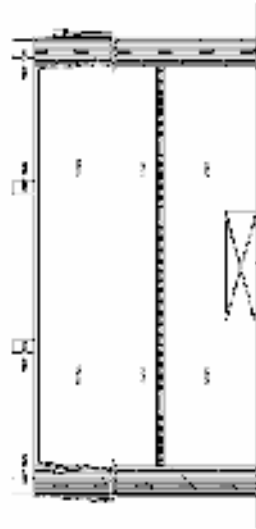
Attachment 2: Elevation 1



North Elevation



Side Elevation - Typical



Side Elevation - Typical

Elevations

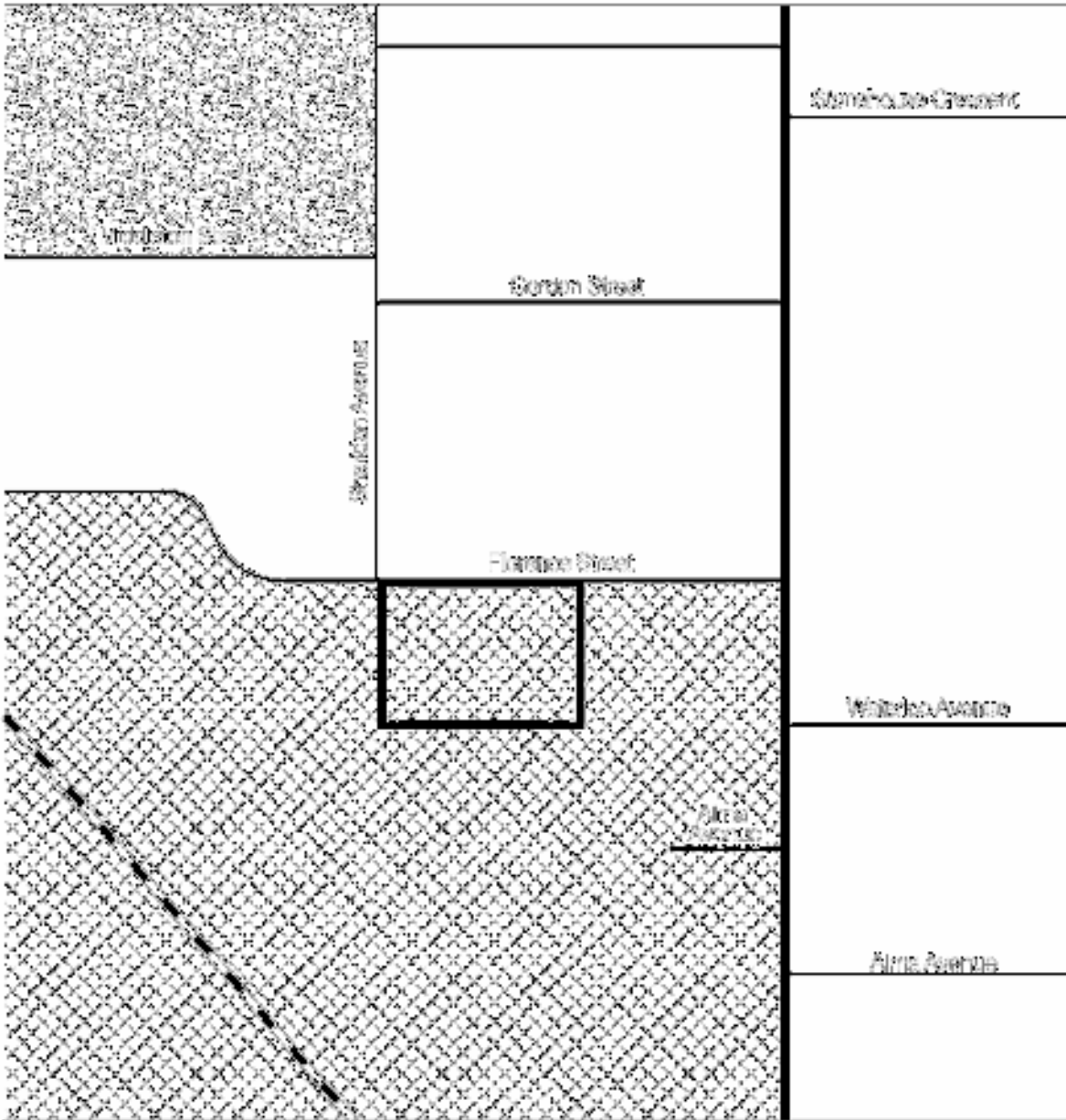
Applicant's Submitted Drawing

File No: 05_130122 & 05_130156

29-51 Florence Street

File No: 05_130122 & 05_130156

Attachment 3: Official Plan (Map)



Toronto City
Official Plan

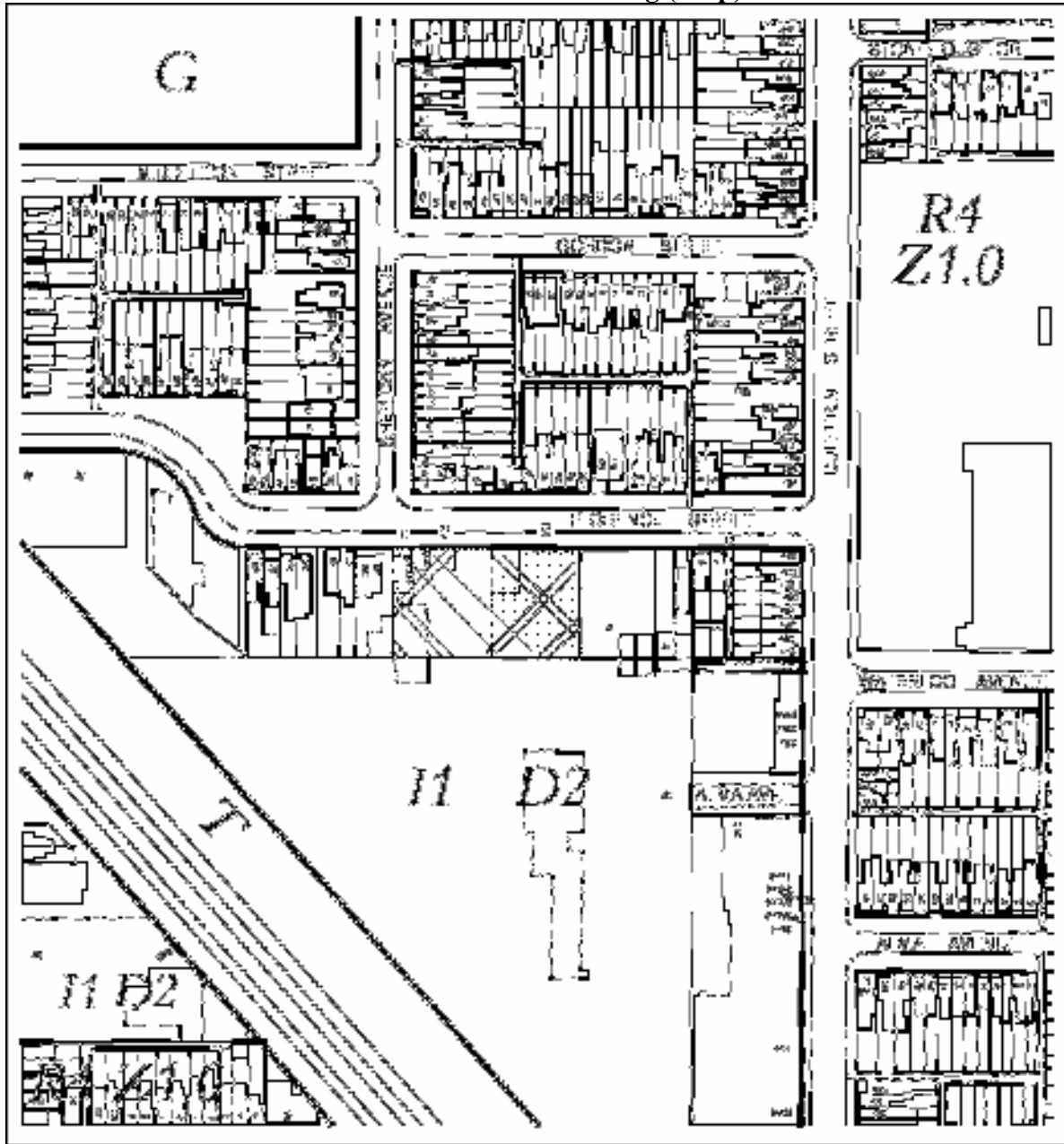
23-51 Florence Street

E0410_130177 & 06_130186

- Risk
- Local Tier 1 Open Space
- Local Tier 2 Open Space
- Open Space







Attachment 4: Zoning (Map)



 **Toronto** City
Planning Division
Zoning

28 51 Harewood Street
Toronto, Ontario M6H 1S5

-  Area District
-  Residential District
-  Commercial District
-  Institutional District



For More
Zoning by-law 436-88 as amended
contact 393-7272

Attachment 5: Application Data Sheet

Application Type Official Plan Amendment & Application 05 130122 STE 18
 Rezoning Number: OZ
 Details OPA & Rezoning, Standard Application Date: May 6, 2005
 Municipal Address: 29 FLORENCE ST, Toronto ON
 Location Description: PL 438 LTS 88 & 89 PT LT90 **GRID S1806
 Project Description: Proposed redevelopment of commercial lands into 4 blocks of 10 residential townhouse units. Note concurrent Site plan application. Please also note covering letter. Note multiple addresses.

Applicant: **Agent:** **Architect:** **Owner:**
 WILLIAM HOLMAN 1630069 Ontario Limited

PLANNING CONTROLS

Official Plan Site Specific
 Designation: Provision:
 Zoning: I1 D2 Historical Status:
 Height Limit (m): 14 Site Plan Control Y
 Area:

PROJECT INFORMATION

Site Area (sq. m): 3385.03 Height: Storeys: 3.5
 Frontage (m): 68.5 Metres: 13.4
 Depth (m): 49.35
 Total Ground Floor Area (sq. m): 2078 Total
 Total Residential GFA (sq. m): 6649.8 Parking Spaces: 40
 Total Non-Residential GFA (sq. m): 0 Loading Docks 0
 Total GFA (sq. m): 6649.8
 Lot Coverage Ratio (%): 61
 Floor Space Index: 1.96

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold	Above	Below
		Grade	Grade
Rooms:	0	Residential GFA (sq. m):	6649.8 0
Bachelor:	0	Retail GFA (sq. m):	0 0
1 Bedroom:	0	Office GFA (sq. m):	0 0
2 Bedroom:	0	Industrial GFA (sq. m):	0 0
3 + Bedroom:	40	Institutional/Other GFA (sq. m):	0 0
Total Units:	40		

CONTACT: PLANNER NAME: Elise Hug, Planner
TELEPHONE: (416) 392-0758