

Kleinburg Mills Inc.

COMMUNICATION – C21

ITEM 4

Committee of the Whole (Public Meeting)

March 2, 2021

10422 & 10432 Islington Avenue

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Street View



Application Status

Original Submission

- Applications for OPA/ZBA & SPA submitted in December 2015 for:
 - 3-storey mixed use building including a dance studio
 - 13 residential units
 - Separate accessory amenity building
- Comments received from City Departments and Commenting Agencies
- Resubmissions made in January 2016 and August 2018
- Additional comments received from City Departments and Commenting Agencies

Application Status cont'd

Current Submission

- Property was sold September 2019
- Applications revised for OPA/ZBA & SPA to:
 - Remove dance studio use and replace with traditional commercial uses fronting Islington
 - Provide 22 residential units; amenity area integrated into main building
 - Provide secondary commercial office building
 - Revise Front Building Elevation
- Resubmission made in May 2020, included addressing outstanding items from earlier submissions

Application Status cont'd

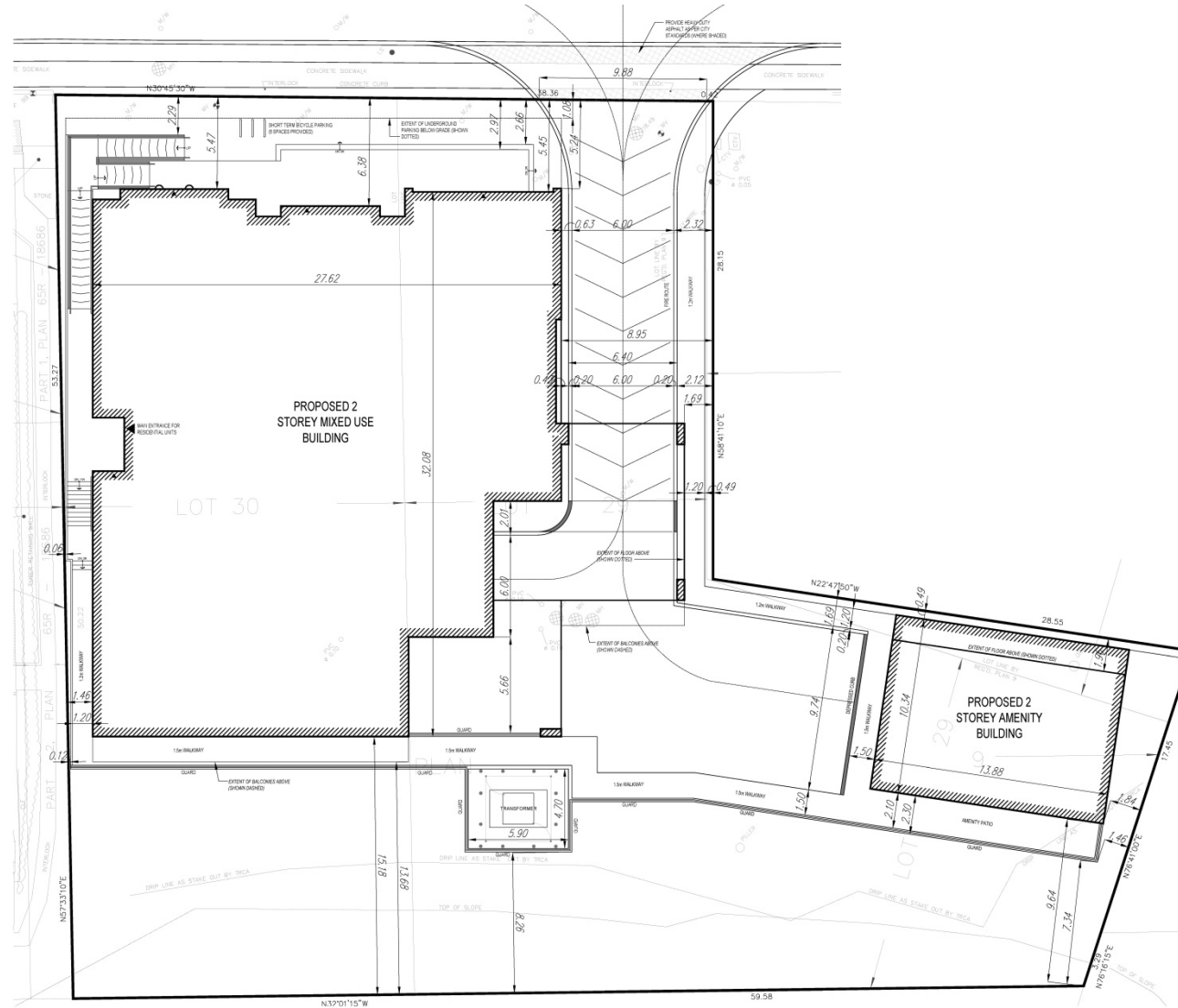
Current Submission

- Request to reconsider Building Elevation design
- Revised design proposed; and, TRCA comments addressed;
- Full resubmission for circulation submitted October 2020
- Revised Building Design presented to Heritage Committee February 17, 2021, favourable response
- Recent comments from last Circulation and from Public Meeting will be addressed immediately

Key Elements

- Building Scale/Massing/Siting
 - Virtually identical to original submission; details were refined through the earlier review process
- Higher commercial component; more traditional, provides improved street animation, more in keeping with surrounding commercial uses
- Heritage/Character
 - Front elevation further revised to be more in keeping with historical character of the area; Presented to Heritage Committee last week
- Major outstanding item pertained to valley lands to west has now been resolved; detailed reports submitted to TRCA & development limits confirmed

Previous Site Plan - 2018



[illegible]

Current Landscape Plan - 2020



Previous Building Elevation



Current Building Elevation



Site Statistics Summary

Specifications	Aug-18		October 2020 Submission	
	Dance Studio Option Submission		Current Proposal	
	Units/Spaces	Area (m ²)	Units/Spaces	Area (m ²)
No. of Residential Units	11	1,113.81	22	1,903.65
No. of Commercial Units/GFA	1	987.05	5	594.86
	Required	Proposed	Required	Proposed
Total Vehicular Parking				
Residential	21	21	39	39
Commercial: School	60	48	-	-
Retail	-	-	20	20
Office	-	-	10	10
Total	81	69	69	69
Front Yard Setback	5.24m		5.45m	
Interior Side Yard (north)	1.45m		1.46m	
Interior Side Yard (south)	1.83m		1.74m	
Rear Yard	15.06m		15.18m*	
Lot Coverage	38.70%		41.69%	
Height:				
Building A Front (East)	9.60m (Pitched)		9.71m (Pitched)	
Rear (West)	9.68m (Flat)		12.6m (Flat)	
Building B East	7.87 m		8.73 m	
West	?		10.64 m	

Zoning Provisions

- Minor changes in Coverage, Height and FSI; resulted from improvement in design and refinement of drawings to address comments received
- Setbacks
 - Side yard setbacks virtually unchanged;
 - Front yard setback incorrect in report; 5.24 m proposed
 - Rear yard setback to property line is 15.18 m for Building A; and, 9.79 m for Building B; this is reduced assuming valley lands are to be conveyed to the City or TRCA
- The current plan represents the final version of the proposed development; no significant revisions are proposed or anticipated

Circulation Comments

Comments Received:

- Building Department (Zoning & Building Code)
 - No issues; Zoning comments to be dealt with through site specific ZBL
- Development Engineering
 - No significant issues; remaining items to be dealt with through detailed design & report addendums
 - provided Conditions of Approval for SPA
- Development Transportation
 - Minor comments to be addressed through Transportation Impact Study Addendum
- TRCA
 - No objection to OPA & ZBA; no objection to SPA subject to Conditions

Conclusion

- ❖ The current Site Plan reflects all significant revisions as a result of a comprehensive and thorough review process
- ❖ Comments received to date will be addressed through report addendums or detailed design
- ❖ This public meeting was held as a result of the time that had passed since this matter was last before Council, change of ownership; and, modifications to the proposed use; not a “preliminary” review as stated in the report; applications have gone through an extensive review and this plan represents the near completion of that process
- ❖ Respectfully request that the applications be brought back to Committee of the Whole; and, that we proceed with Site Plan Approval process as soon as possible

THANK YOU