

**34-50 Southport Street - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report**

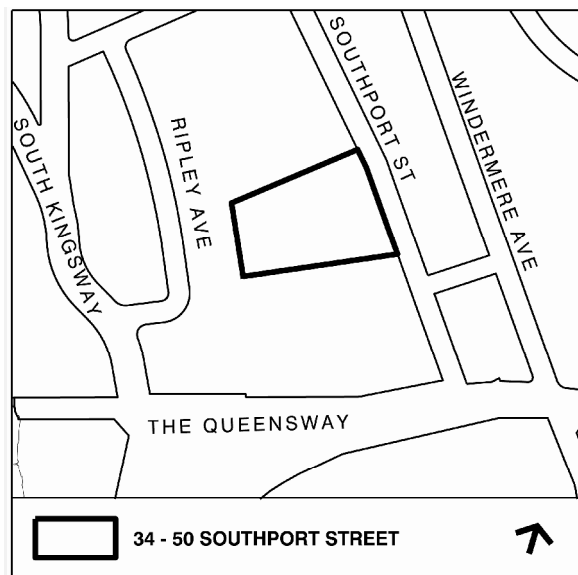
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|--------------------------|---|
| <b>Date:</b>             | August 16, 2011                                       |
| <b>To:</b>               | Etobicoke York Community Council                      |
| <b>From:</b>             | Director, Community Planning, Etobicoke York District |
| <b>Wards:</b>            | Ward 13 – Parkdale-High Park                          |
| <b>Reference Number:</b> | 11 202261 WET 13 OZ                                   |

**SUMMARY**

This application proposes to construct two residential towers having heights of 30 storeys (103.25 metres inclusive of mechanical penthouse) and 25 storeys (86.5 metres inclusive of mechanical penthouse), connected by a three storey base. A separate block of 14 townhouse units along the north lot line at 34 - 50 Southport Street is also proposed.

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

A community consultation meeting is anticipated to be scheduled shortly after Community Council adopts the recommendations of this report. Staff are targeting the second quarter of 2012 for a Public Meeting. This target assumes that applicant will provide all required information in a timely manner.



**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for

- the lands at 34-50 Southport Street 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 lands were previously occupied by a local shopping plaza known as the Swansea Plaza, which contained a grocery store, drug store, restaurant and other retail uses. The lands were the subject of a development proposal by the previous property owner, which involved an Official Plan Amendment, Zoning Amendment and Site Plan applications in 2002.

These applications proposed a 21-storey building with commercial uses. After a number of revisions and an appeal of the applications, the Ontario Municipal Board (OMB) approved a development consisting of an 18-storey residential building and two commercial buildings on December 11, 2003. The approved development totalled 29,397 square metres of gross floor area at a Floor Space Index (FSI) of 2.4 times the area of the lot, however, conditions related to the approval were not fulfilled and the property has since been sold to the current proponent. The current proposal has an FSI of 3.8.

A comparative summary of the OMB approved development and the current submission with respect to Gross Floor Area (GFA) and Height is as follows:

|                     | Residential<br>GFA (m2) | Commercial<br>GFA (m2)          | Total GFA<br>(m2) | Height  |
|---------------------|-------------------------|---------------------------------|-------------------|---|
| OMB<br>Development  | 24,684                  | 2,385 (min.) to<br>4,713 (max.) | 29,397 (max.)     | 60.9 m (62.6 m<br>to the<br>mechanical<br>penthouse)    |
| Current<br>Proposal | 45,072                  | 970                             | 46,042            | 95.75 m<br>(101.25 m to<br>the mechanical<br>penthouse) |

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on October 5, 2010. A subsequent meeting with the applicant was held on January 11, 2011.

A pre-application community consultation meeting was held on October 10, 2010, at the Swansea Town Hall, at the request of the former Ward Councillor. Area residents raised concerns with respect to the proposed building heights, density, traffic, construction impacts on adjacent apartment buildings (site excavation/de-watering), and the lack of a sizeable on-site commercial use.

## **ISSUE BACKGROUND**

### **Proposal**

Two (2) residential towers are proposed, having heights of 30 storeys (101.25 metres inclusive of mechanical penthouse) for the westerly Building "B" and 25 storeys (86.5 metres inclusive of mechanical penthouse) for the easterly Building "A" (Attachment 1 – Site Plan and Attachment 2 – Elevations). The two towers will be connected by a three storey base. A separate block of 14 townhouse units along the easterly portion of the north lot line is also proposed.

Approximately 970 square metres of at-grade commercial floor area is proposed to be located within the base of the building fronting onto Southport Street, and directed internally onto the privately owned and publicly accessible courtyard (Attachment 1 – Site Plan).

Two access points from Southport Street are proposed. The first is a driveway extending to a private courtyard, slightly north of the lot mid-point along Southport. This driveway will provide access to the residential lobby and commercial parking. The second access is proposed on the south edge of the lot. This driveway will provide access to the underground residential parking, residential visitor parking and loading facilities.

The proposed development consists of 46,042 square metres of gross floor area, of which 970 square metres is commercial area. This area equates to a Floor Space Index of 3.8 times the area of the lot, resulting in a unit count of 548 residential dwelling units (292 one-bedroom, 242 two-bedroom and 14 three-bedroom units) and 678 parking spaces (Attachment 5 – Application Data Sheet).

### **Site and Surrounding Area**

The site at 34-50 Southport Street has an approximate lot area of 1.21 hectares, with approximately 106 metres frontage on Southport Street and an approximate depth of 129 metres on the north lot line and 146.9 metres on the south lot line. There is a grade difference north of the site, which is accommodated by an existing retaining wall having approximate heights ranging from 1.5 metres to 1.9 metres, located 1.6 metres into the abutting property to the north (YCC No. 87).

At present, there exists a large surface parking facility that was associated with the two recently demolished commercial buildings that had occupied the site.

Surrounding land uses are as follows:

- North: a residential complex with two 18-storey apartment houses and a surface parking lot between it and the subject site.
- East: a 17-storey apartment house and related outdoor amenities.
- South: a residential complex containing three buildings having heights of 6, 8 and 10 storeys.
- West: an approximately 15 metre wide easement (vacant strip of land) in favour of the properties to the north of the subject site, which extends south to The Queensway. Further west are employment/commercial uses in 1 and 2-storey buildings along Ripley 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 site is designated *Mixed Use Areas* on Map 15 Land Use Plan (Attachment 4 – Official Plan). Land use designations surrounding the site include *Apartment Neighbourhoods* to the north, east and south, as well as an *Employment Areas* designation for properties along Ripley Avenue.

The *Mixed Use Areas* designation permits a range of residential, commercial and institutional uses, and provides criteria to direct the form and quality of development. It is one of four designations identified in the Official Plan providing opportunities for increased jobs and/or population.

The Official Plan states that “*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.” However, not all *Mixed Use Areas* will experience the same scale or intensity of development. The policies of *Mixed Use Areas* require new

development to provide a transition between areas of different development intensity and scale.

The Official Plan cites Development Criteria in *Mixed Use Areas*, which include, but are not necessarily limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;
- locating and massing 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, parks and open spaces;
- having access to schools, parks, community centres, libraries and childcare;
- providing an attractive, comfortable and safe pedestrian environment;
- taking advantage of nearby transit services;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The site is also located within the Swansea Secondary Plan area (Map 25). The lands are subject to a site and area specific policy in Section 6.1, which states:

"A maximum density of 2 times the lot area is permitted provided that:

- (a) any new development has a minimum of 2,385 square metres of floor area for the purposes of retail and service uses;
- (b) an appropriate physical and visual transition, such as setbacks from property lines will be provided between the subject lands and adjacent Apartment Neighbourhoods, in order to prevent any adverse impact on adjacent Apartment Neighbourhoods; and
- (c) traffic and parking studies of any new development will be completed to examine the traffic and parking impacts both on-site and on the surrounding road network, and to ensure sufficient parking to meet the demand of the retail and service uses."

## **Zoning**

The lands are zoned CR T1.0 C1.0 R0.35 and limited to a maximum height of 9 metres by the former City of Toronto By-law 483-86. The zone permits a wide range of uses including residential, community services, institutional, retail and service shops office uses and others.

A site-specific Official Plan Amendment and a Zoning By-law to give force and effect to previous owner's proposed development, as approved by the OMB in 2003, were not enacted.

## **Site Plan Control**

Site Plan Control is applicable and will be required for this proposed development, but an application has not been submitted, pending finalization of the zoning matters.

## **Reasons for the Applications**

The proposed development is in excess of the permitted density and height as regulated by the By-law. The proposal is also deficient with respect to the minimum of 2,385 square metres of floor area for the purposes of retail and service uses required to conform with the Official Plan (Secondary Plan). For these reasons, both an Official Plan amendment and a Zoning amendment are required.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report(with Community Services and facilities Study)
- Toronto Green Development Standard Checklist
- Tree Protection and Removal Plan
- Archaeological Assessment Stage 1 and 2
- Site Servicing and Grading plan

- Urban Transportation Considerations (Transportation Impact, Parking Loading, and Traffic Operations)
- Environment Investigation Phase 1
- Shadow Impact Study
- Pedestrian Wind Commentary
- Noise Feasibility Study
- Stormwater Management Plan
- Landscape Plans (Concept)
- Arborist Report

A Notification of Complete Application was issued on June 29, 2011.

### **Issues to be Resolved**

City Planning staff have circulated the applications, plans and studies to other City divisions and agencies. Staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- consideration of the site in the context of the existing and planned context of the area
- conformity with Official Plan policies
- height, scale and intensity of the proposed development and associated impacts
- amount of proposed commercial/retail use
- compatibility and fit with the physical character of the area
- proposed parking supply
- potential traffic impacts
- conformity with the Tall Buildings Guidelines
- identification and securing of community benefits under Section 37 of the Planning Act
- public art opportunities in accordance with Official Plan policies
- light, views and shadow impacts
- sightline impacts

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

### **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.

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

## **CONTACT**

Philip Carvalino, Senior Planner

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Fax No. 416-394-6063

E-mail: pcarval@toronto.ca

## **SIGNATURE**

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Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

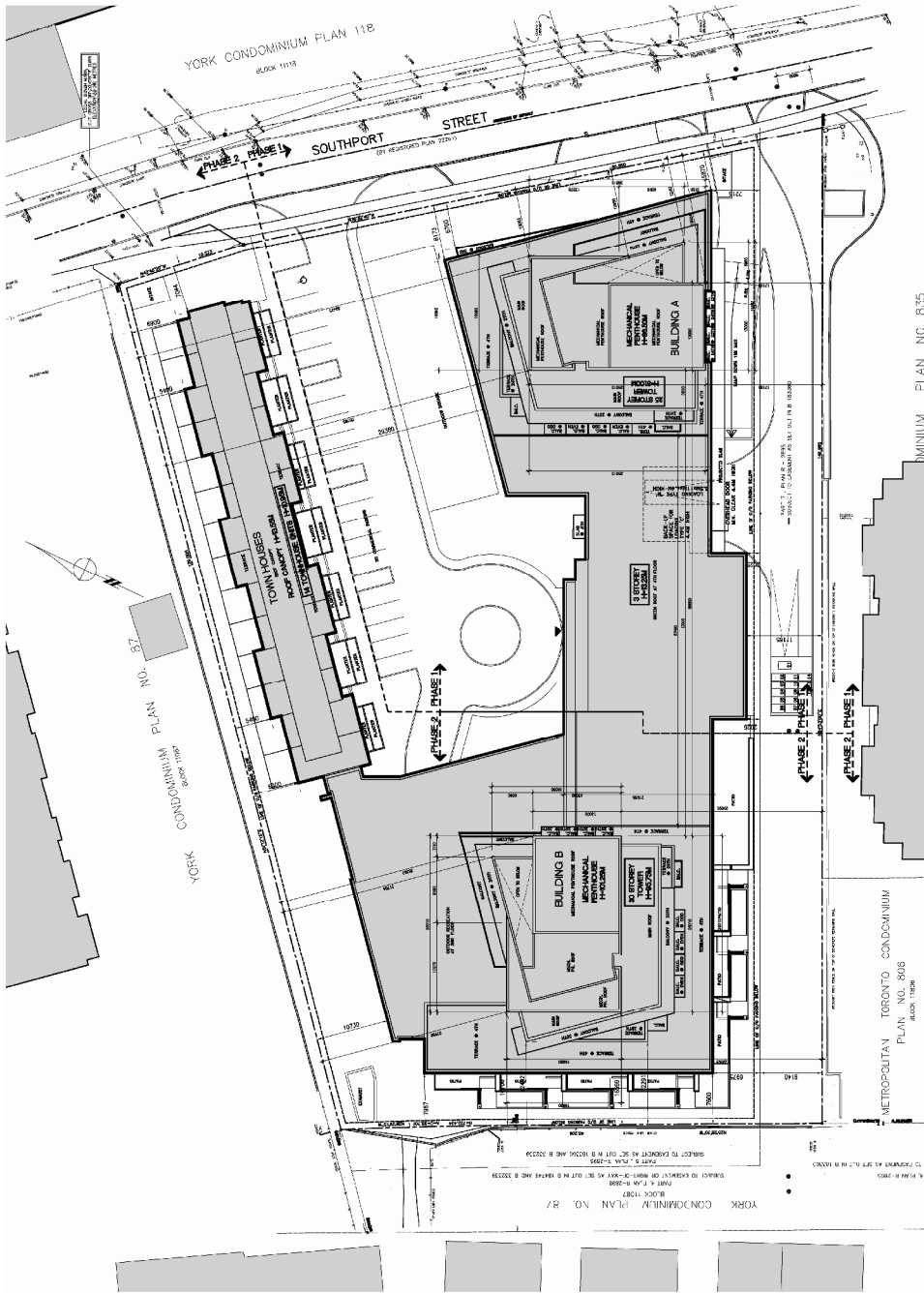
Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet



# Attachment 1: Site Plan



**Site Plan** **34 - 50 Southport Street**

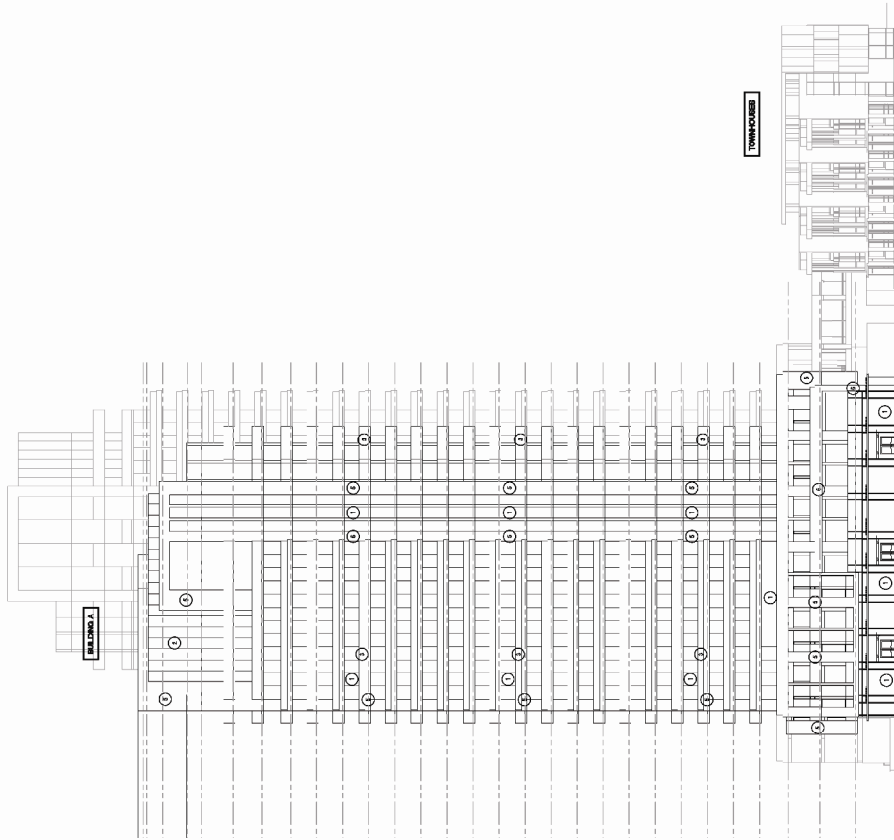
Applicant's Submitted Drawing



Not to Scale  
06/30/2011

File # 11\_202261

## Attachment 2: Elevations



Building A East Elevation

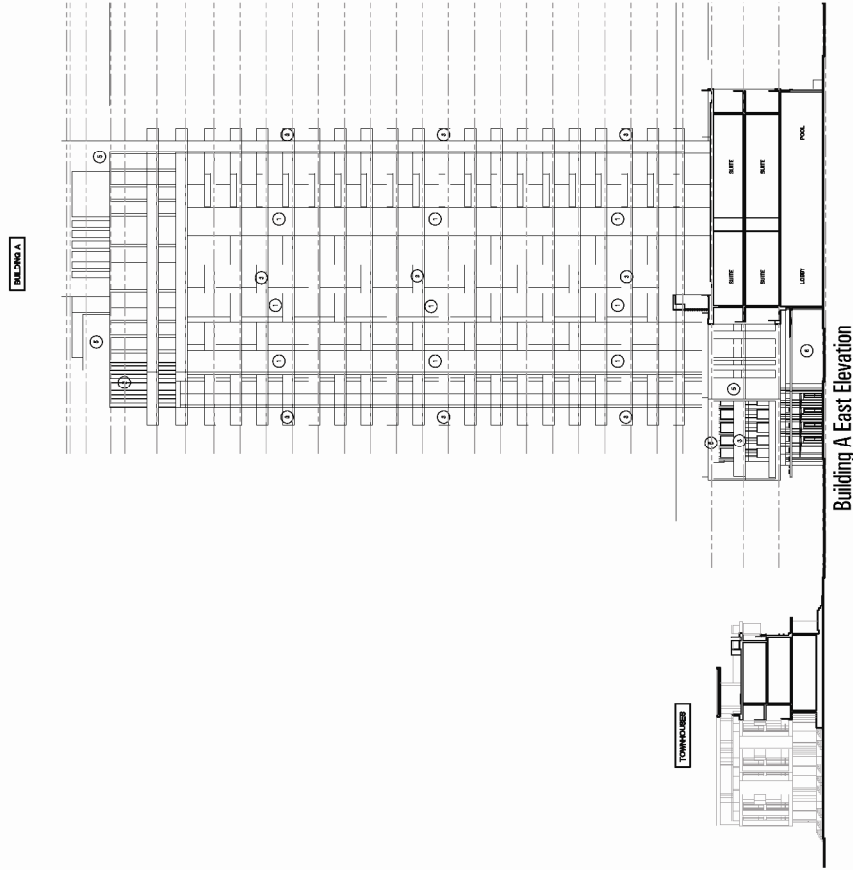
34 - 50 Southport Street

Elevations

Applicant's Submitted Drawing

Not to Scale  
06/30/2011

File # 11\_202261



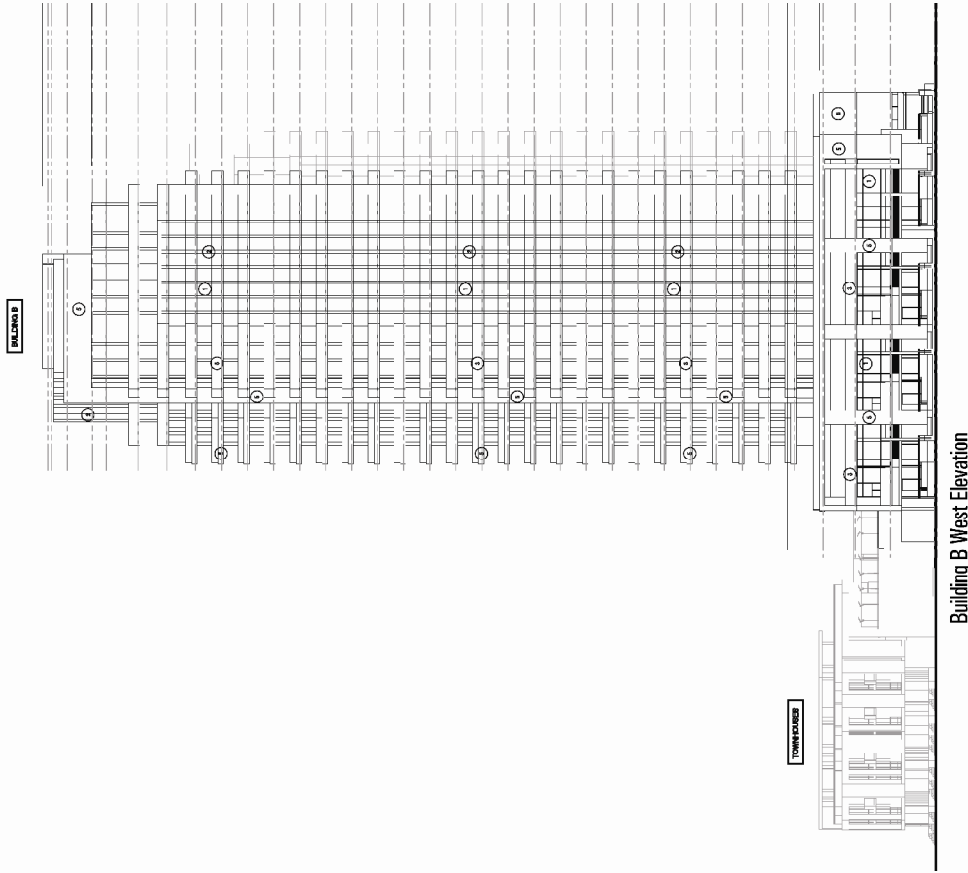
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
06/30/2011

**34 - 50 Southport Street**

File # 11\_ 202261



Building B West Elevation

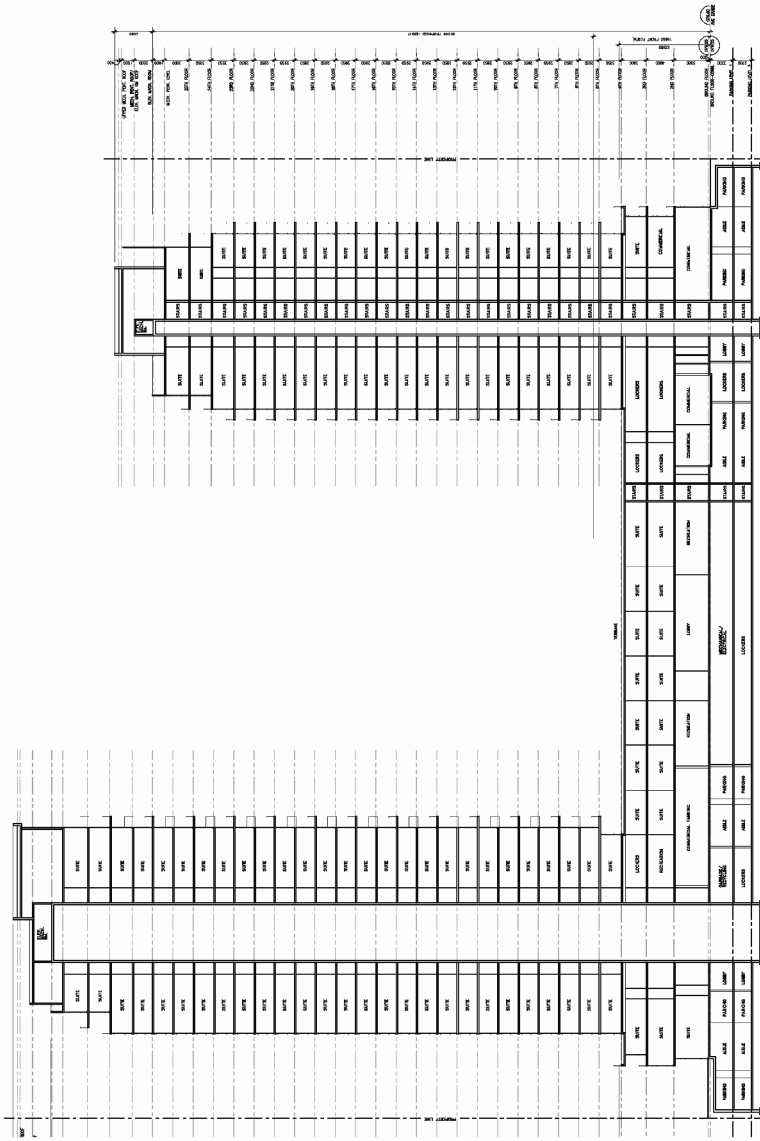
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
06/30/2011

34 - 50 Southport Street

File # 11\_202261



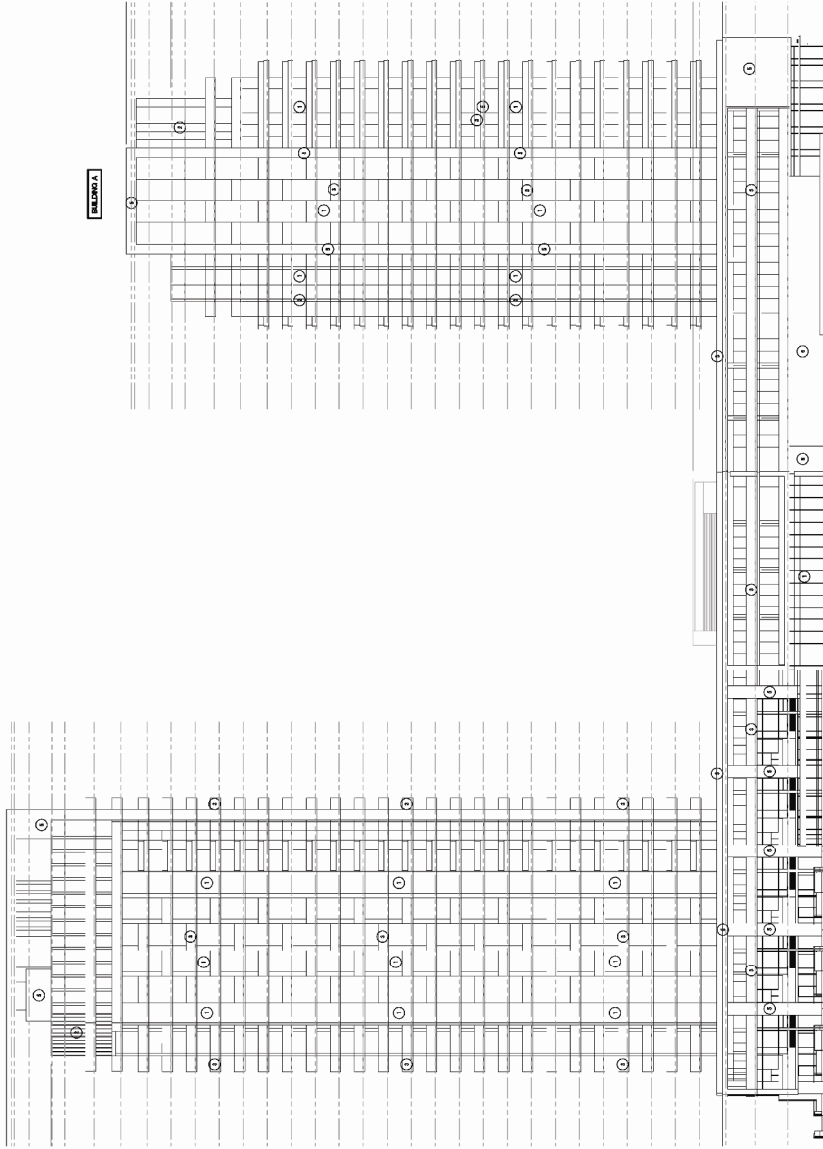
BLDG B BLDG A

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**Sections** 34 - 50 Southport Street

Applicant's Submitted Drawing File # 11\_202261

Not to Scale 06/30/2011



Building A&B North Elevation

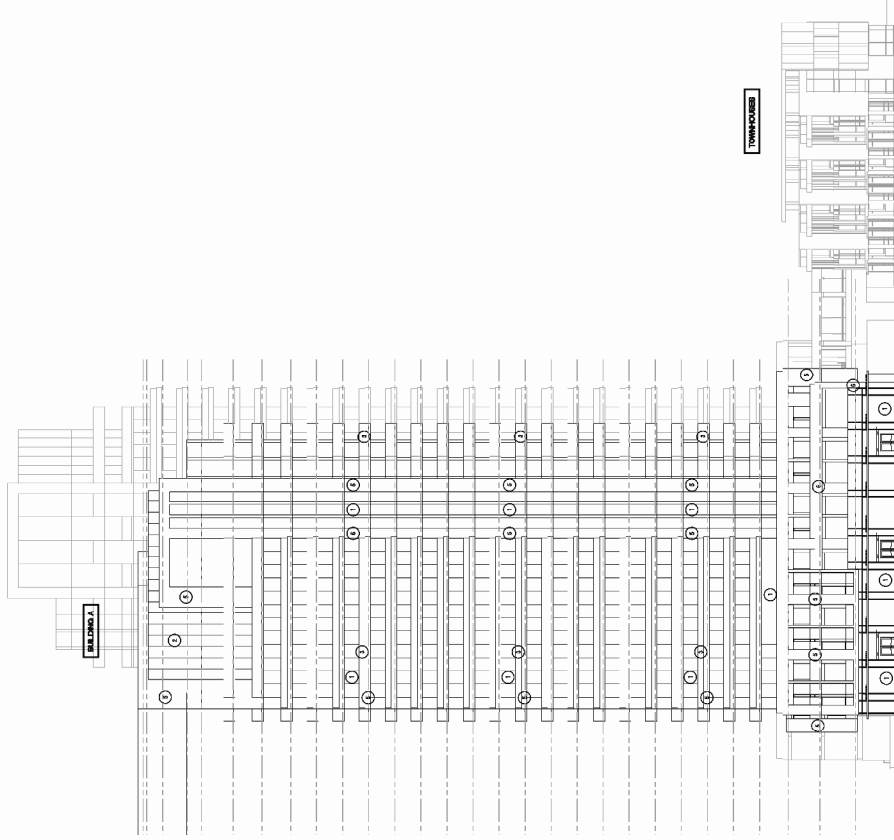
34 - 50 Southport Street

**Elevations**

Applicant's Submitted Drawing

Not to Scale  
06/30/2011

File # 11\_202261



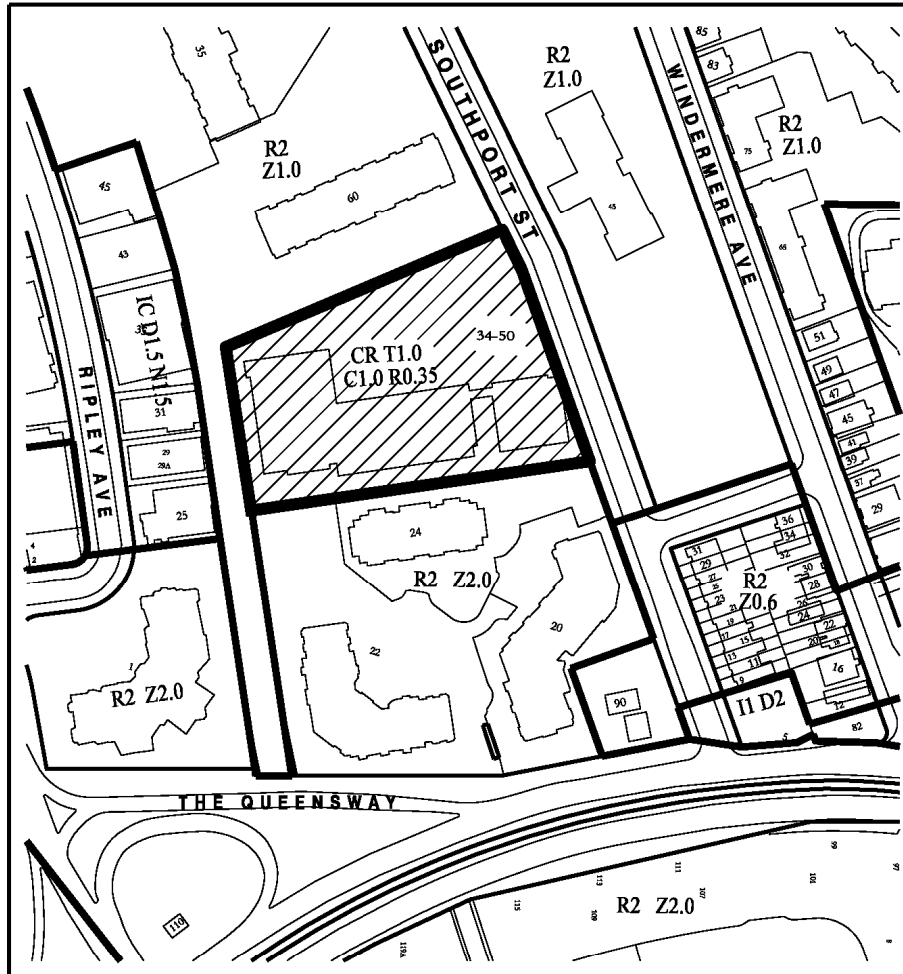
**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
06/30/2011

Building A East Elevation

34 - 50 Southport Street  
File # 11 - 202261

### Attachment 3: Zoning



**TORONTO** City Planning  
Zoning

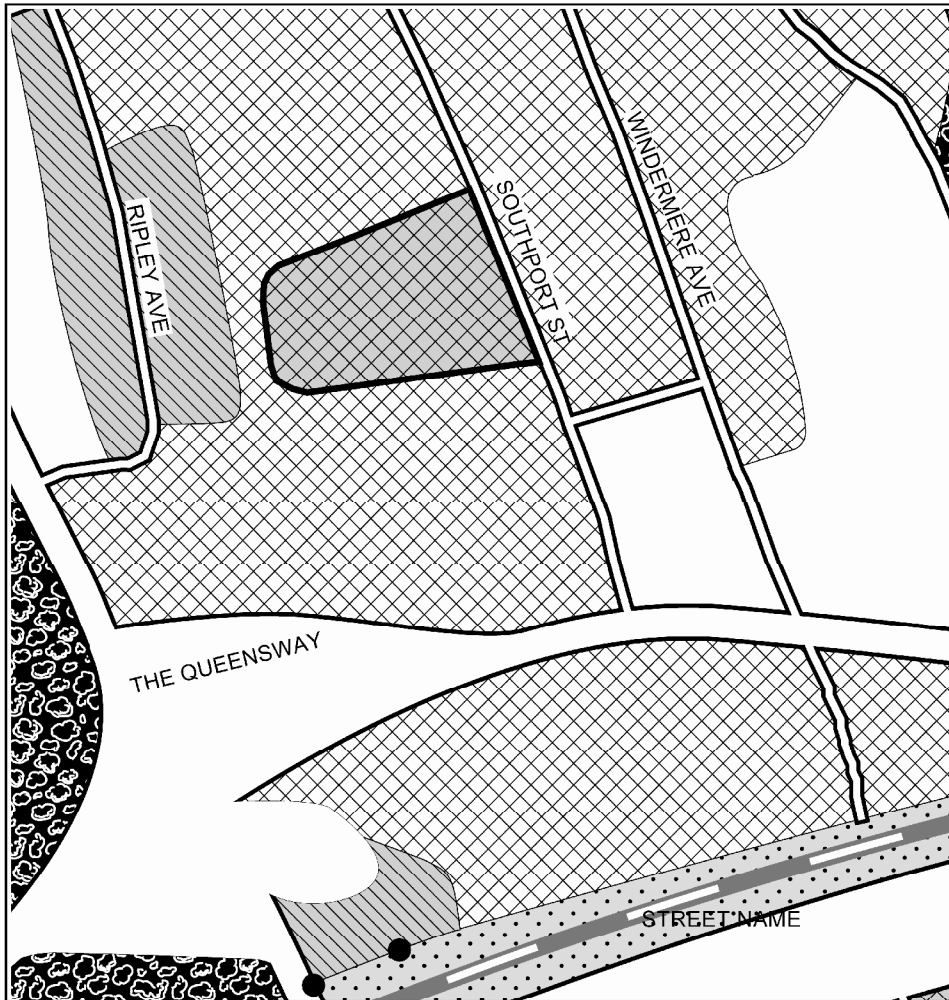
**34 - 50 Southport Street**  
File # 11\_202261

R2 Residential District  
CR Mixed-Use District  
IC Industrial District  
I1 Industrial District

↑  
Not to Scale  
Former Toronto Zoning By-law 438-88  
Extracted 06/28/2011 J.M.



## Attachment 4: Official Plan



**Toronto** City Planning  
Official Plan

34 - 50 Southport Street

File # 11\_202261

|  |   |
|--|---|
|  Site Location            |  Employment Areas  |
|  Neighbourhoods           |  Utility Corridors |
|  Apartment Neighbourhoods |  Natural Areas     |
|  Mixed Use Areas          |   |

↑  
Not to Scale  
July/09/2011

## Attachment 5: Application Data Sheet

|                  |                                    |                     |                     |
|------------------|------------------------------------|---------------------|---------------------|
| Application Type | Official Plan Amendment & Rezoning | Application Number: | 11 202261 WET 13 OZ |
| Details          | OPA & Rezoning, Standard           | Application Date:   | May 25, 2011        |

Municipal Address: 34-50 SOUTHPORT ST  
 Location Description: PL M1143 BLK B PL 1 SUBJ TO EASEMENT & SUBJ TO ROW \*\*GRID W1309  
 Project Description: Proposal to construct a mixed use building comprised of two towers at 30 storeys and 25 storeys connected by a three storey base, as well as 14 three storey townhouse units.

|                               |               |                   |  |
|-------------------------------|---------------|-------------------|--|
| <b>Applicant:</b>             | <b>Agent:</b> | <b>Architect:</b> | <b>Owner:</b>                                  |
| EI RICHMOND<br>ARCHITECTS LTD |               |                   | SOUTHPORT STREET<br>DEVELOPMENT<br>CORPORATION |

### PLANNING CONTROLS

|                            |                    |                          |
|----------------------------|--------------------|--------------------------|
| Official Plan Designation: | Mixed Use Areas    | Site Specific Provision: |
| Zoning:                    | CR T1.0 C1.0 R0.35 | Historical Status:       |
| Height Limit (m):          |                    | Site Plan Control Area:  |

### PROJECT INFORMATION

|                                    |       |         |                 |        |              |
|------------------------------------|-------|---------|-----------------|--------|--------------|
| Site Area (sq. m):                 | 12130 | Height: | Storeys:        | 30     |              |
| Frontage (m):                      | 104   |         | Metres:         | 100.65 |              |
| Depth (m):                         | 135   |         |                 |        |              |
| Total Ground Floor Area (sq. m):   | 4464  |         |                 |        | <b>Total</b> |
| Total Residential GFA (sq. m):     | 45072 |         | Parking Spaces: | 678    |              |
| Total Non-Residential GFA (sq. m): | 970   |         | Loading Docks   | 0      |              |
| Total GFA (sq. m):                 | 46042 |         |                 |        |              |
| Lot Coverage Ratio (%):            | 36.8  |         |                 |        |              |
| Floor Space Index:                 | 3.7   |         |                 |        |              |

### DWELLING UNITS

|              |          |
|--------------|----------|
| Tenure Type: | Freehold |
| Rooms:       | 0        |
| Bachelor:    | 0        |
| 1 Bedroom:   | 292      |
| 2 Bedroom:   | 242      |
| 3 + Bedroom: | 14       |
| Total Units: | 548      |

### FLOOR AREA BREAKDOWN (upon project completion)

|                                  |       | Above Grade | Below Grade |
|----------------------------------|-------|-------------|-------------|
| Residential GFA (sq. m):         | 45072 | 0           | 0           |
| Retail GFA (sq. m):              | 970   | 0           | 0           |
| Office GFA (sq. m):              | 0     | 0           | 0           |
| Industrial GFA (sq. m):          | 0     | 0           | 0           |
| Institutional/Other GFA (sq. m): | 0     | 0           | 0           |

|                 |                      |   |
|-----------------|----------------------|---|
| <b>CONTACT:</b> | <b>PLANNER NAME:</b> | <b>Philip Carvalino, Senior Planner</b> |
|                 | <b>TELEPHONE:</b>    | <b>416-394-8233</b>                     |