

**103, 109-111 Ossington Avenue
Zoning Amendment Application - Preliminary Report**

Date:	March 23, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	12 122813 STE 19 OZ

SUMMARY

This application proposes to redevelop the property at 103-111 Ossington Avenue with a 6-storey mixed use building comprising ground floor retail/commercial, 86 residential condominium units and 2 levels of below grade parking.

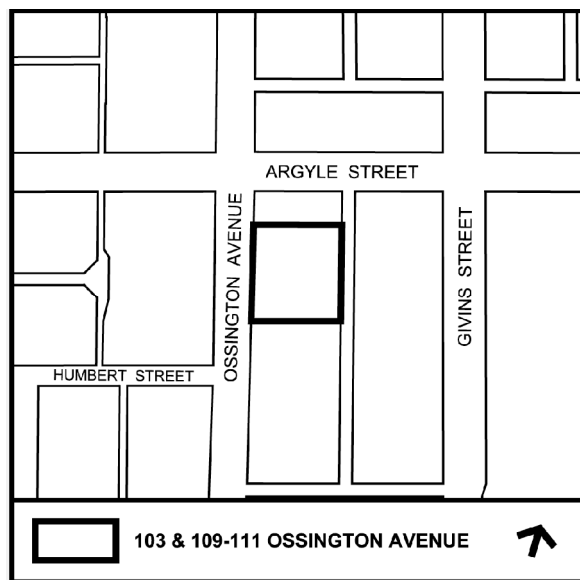
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Planning staff have circulated the application to other City departments for review and comment. Staff will host a community consultation meeting in the second quarter of 2012. Staff anticipates submitting a final report in the fourth quarter of 2012. This target date assumes the 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 103-111 Ossington Avenue 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*.

Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant. However, City staff held a meeting with the applicant subsequent to the application being filed to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to construct a 6-storey mixed use building comprising a ground floor retail/commercial component having a gross floor area of 1,072 m², 86 residential units having a gross floor area of 6,438 m² and 2 levels of below grade parking.

The proposed (main) building will have a height of 21.5 metres with a screened mechanical penthouse having a height of 3.5 metres, resulting in a total height of 25 metres. The 2nd floor is setback by 1 metre above the ground floor retail level along Ossington Avenue. The 3rd, 4th, 5th and 6th floors have a diversity of balconies and terraces and setbacks along Ossington Avenue. An indoor and adjacent outdoor amenity space is located on the 2nd floor. A green roof is proposed above the 6th floor.

A total of 70 parking spaces are proposed; 60 parking spaces will be provided for residents of the building and 10 spaces provided for visitors and retail clientele. Two levels of underground parking will accommodate 66 parking spaces with 4 parking spaces provided at grade at the rear of the building, adjacent to the public lane (Argyle Place). The site will be accessed off Argyle Place. An approximately 5.7 metre wide public lane runs north-south at the rear of the site which will be widened as part of this application. A type 'G' loading space is also provided and located at the south-east corner of the site adjacent to the same public lane.

For further statistical information, refer to the Application Data Sheet found on Attachment 7 of this report.

Site and Surrounding Area

The site, municipally referred to as 103-111 Ossington Avenue, is located on the east side of Ossington Avenue. The rectangular shaped lot has an area of 1,906.4m² with 46 metres of frontage on Ossington Avenue and 42 metres in depth.

The site is occupied by 2, two-storey buildings, used as an auto repair and sales shop with ancillary surface parking to the north of the building. The building is a distribution business and social clubhouse.

The north, south and west of the site is surrounded by 2-3 storey main street character buildings containing a mix of commercial and residential uses along Ossington Avenue. Two storey row houses with detached garages are located to the east across Argyle Place.

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 as a *Mixed Use Area* in the City of Toronto Official Plan which is consistent with the rest of the lands along Ossington Avenue. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in "*Mixed Use Areas*" includes, but is not 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;

- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- 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-residential development.

The Toronto Official Plan is available on the City's website at:

www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The subject site is subject to Zoning By-law No. 438-86, and is zoned Commercial Residential (CR T2.5 C2.0 R1.5). This zoning category permits a range of residential and commercial uses to a maximum height of 14.0 metres, and a maximum total density of 2.5 times the lot area (Attachment 6).

Site Plan Control

The development is subject to Site Plan Control. An application for Site Plan Control has been submitted by the applicant and will be reviewed concurrently with the rezoning application.

Reasons for the Application

A Zoning Amendment application is required to permit the scale and density proposed by the applicant. The reasons for the application include but are not limited to:

- increase in height from 14.0 to 21.5 metres; and
- increase in total density from 2.5 to 3.9 times the lot area.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations and Sections
- Arborist Report
- Landscape Plan and Details
- Sun/Shadow Study
- Planning Rationale
- Stormwater Management Report/ Grading and Servicing
- Parking and Loading Review
- Toronto Green Standard Checklist

A Notification of Incomplete Application was issued on March 15, 2012. A Copy of the Draft Zoning By-law Amendment (text and schedule) required to make the application complete remains outstanding.

Issues to be Resolved

On a preliminary basis, the following issues have been identified.

1. The appropriateness of the proposed density and height of the development;
2. Determining if the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with the adjacent properties, and any other mid-rise performance standards;
3. The treatment of the building base and ground floor of the building and its relationship to the streetscape;
4. Adequacy of indoor and outdoor on-site amenity area, including location, size and programming;
5. The location, provision and access to vehicular parking and loading on site;
6. Provision of soft landscaping on site; and
7. A lane widening along Argyle Place will be required.

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.

CONTACT

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SIGNATURE

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Community Planning, Toronto and East York District

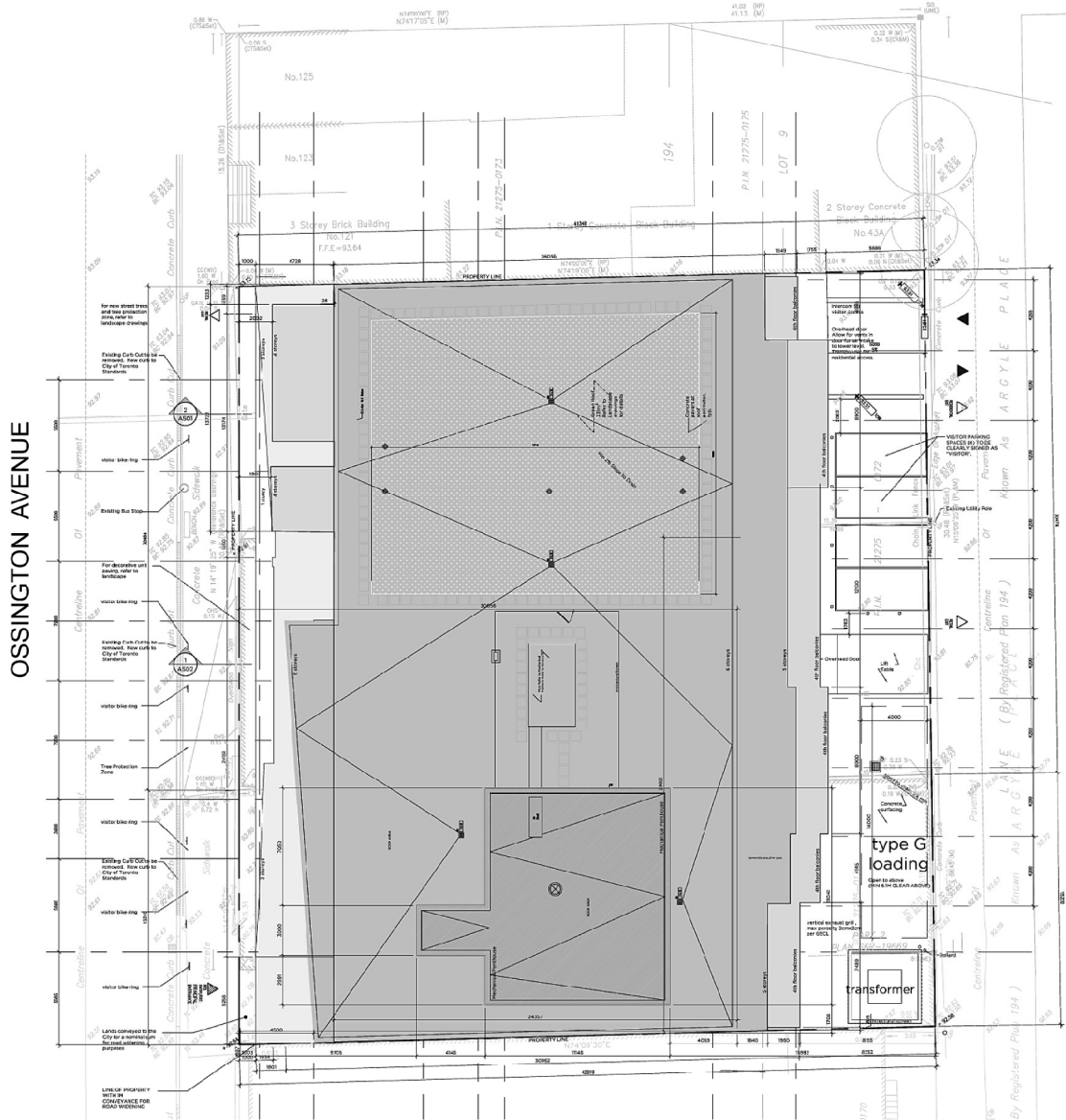
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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: West Elevation
Attachment 3: North Elevation
Attachment 4: East Elevation
Attachment 5: South Elevation
Attachment 6: Former City of Toronto Zoning By-law (map)
Attachment 7: Application Data Sheet

Attachment 1: Site Plan

ARGYLE STREET



Site Plan

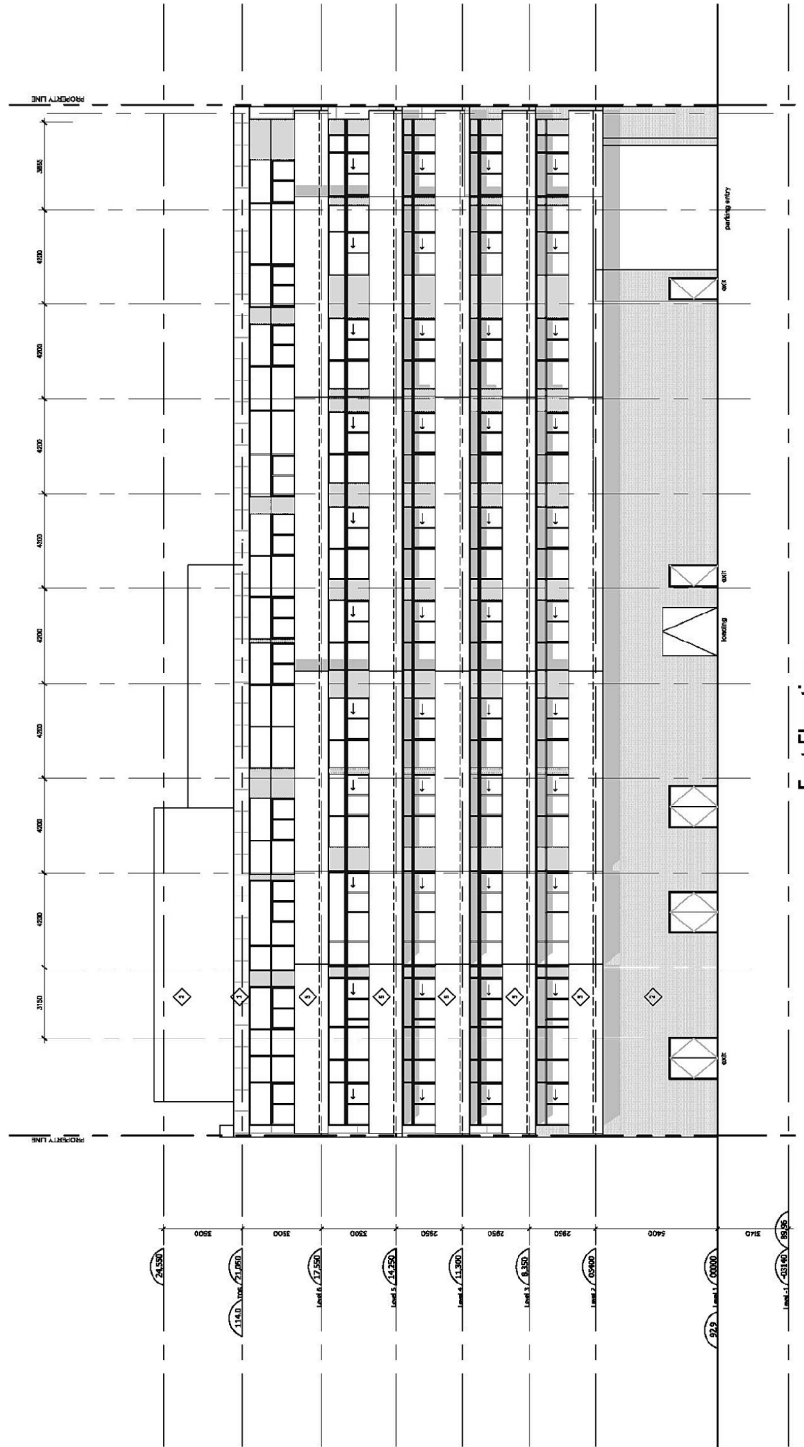
103 & 109-111 Ossington Avenue

Applicant's Submitted Drawing

Not to Scale
03/05/2012

File # 12 122813 0Z

Attachment 4: East Elevation

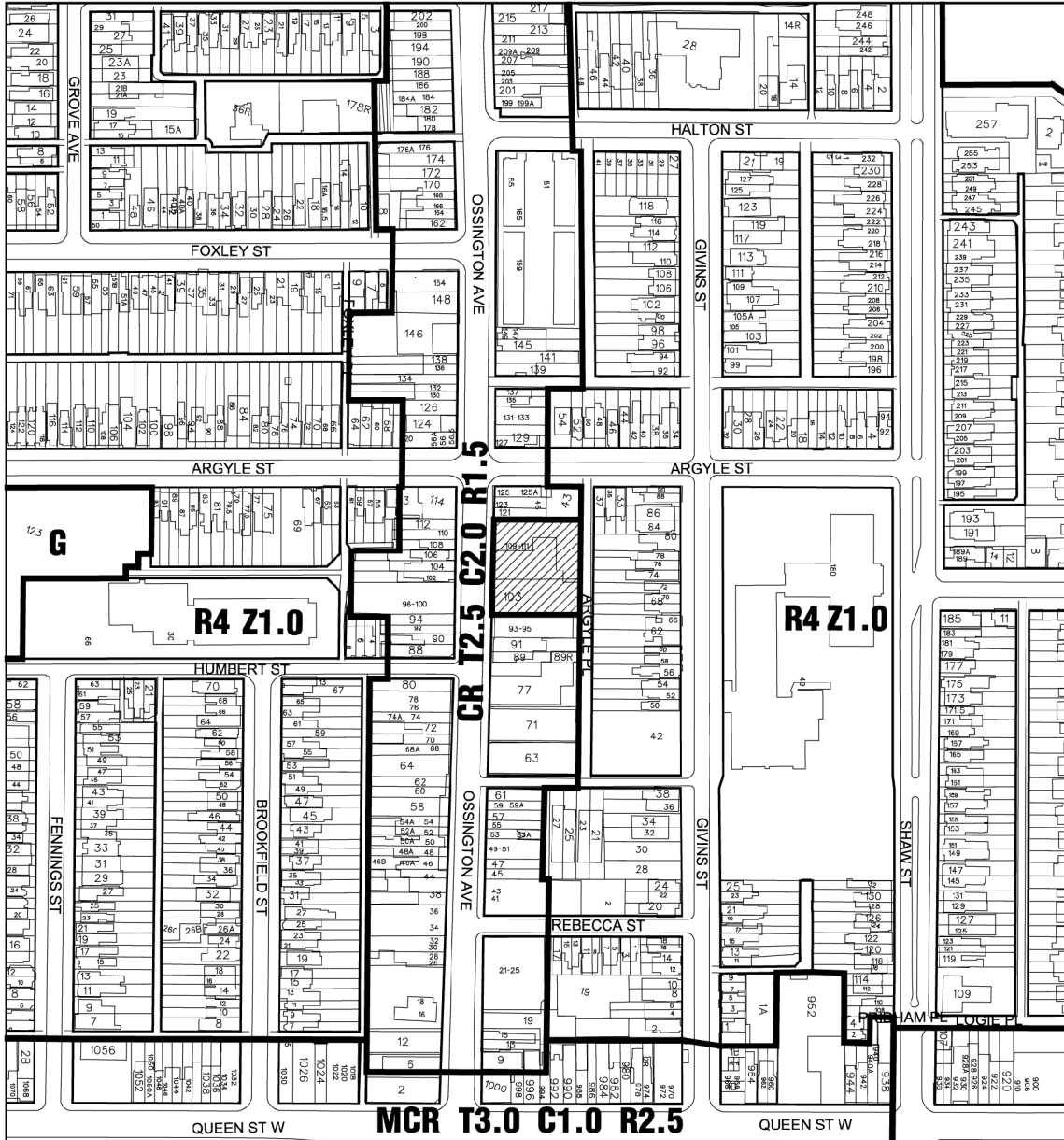


Elevations
 Applicant's Submitted Drawing
 Not to Scale
 03/05/2012

103 & 109-111 Ossington Avenue

File # 12 122813 0Z

Attachment 6: Zoning By-law Map



103 & 109-111 Ossington Avenue

File # 12 122813 0Z

- CR Mixed-Use District
- MCR Mixed-Use District
- R4 Residential District
- G Parks District



Not to Scale
Zoning By-law 438-86 (as amended)
Extracted 03/05/2012

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	12 122813 STE 19 OZ
Details	Rezoning, Standard	Application Date:	February 15, 2012
Municipal Address:	109-111 OSSINGTON AVE		
Location Description:	PL 194 LT7 **GRID S1906		
Project Description:	Proposal to construct 6-storey condo with ground floor commercial - 86 residential units and 2 levels of below grade parking. 103 Ossington Ave & 109-111 Ossington Ave. See Site Plan 12 122807.		

Applicant:	Agent:	Architect:	Owner:
Armstrong Hunter & Associates		RAW	Stella T Nowak

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR T2.5 C2.0 R1.5	Historical Status:	
Height Limit (m):	H14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1,906.4	Height: Storeys:	6
Frontage (m):	45.79	Metres:	21.5
Depth (m):	41.5		
Total Ground Floor Area (sq. m):	1,203.8		Total
Total Residential GFA (sq. m):	6438.9	Parking Spaces:	70
Total Non-Residential GFA (sq. m):	1,074.2	Loading Docks	1
Total GFA (sq. m):	7,513.1		
Lot Coverage Ratio (%):	63		
Floor Space Index:	3.9		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	6,438.9	0
Bachelor:	8	Retail GFA (sq. m):	1074.2	0
1 Bedroom:	66	Office GFA (sq. m):	0	0
2 Bedroom:	12	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	86			

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