

**315 and 327 Royal York Road – Zoning By-law
Amendment - Preliminary Report**

Date:	February 24, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	08 232382 WET 06 OZ

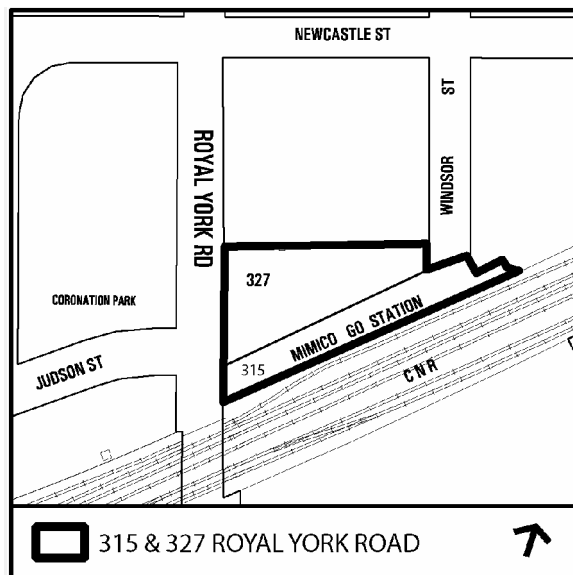
SUMMARY

This application was made on or after January 1, 2007, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the former City of Etobicoke Zoning Code and the former Town of Mimico By-law to permit a 20-storey mixed use condominium apartment building integrating the Mimico GO Transit station and a portion of the related parking.

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.

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor. The completion of a further staff report and statutory public meeting under the Planning Act is targeted for the second quarter of 2009. This target assumes that all required information shall be provided without delay and that issues arising from the application can be resolved in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends 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.
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 site consists of two parcels known municipally as 315 and 327 Royal York Road. The lands at 315 Royal York were approved for the construction of the existing GO Transit station in 1992, with site plan approval provided in 2002 for additional surface parking. The north portion of the site, 327 Royal York Road, was approved for the purposes of a fuel storage depot in 1992. A previous owner made a zoning By-law amendment application in 2007 to permit fifteen residential townhouse units. Staff had indicated concerns regarding access, servicing, site circulation, and appropriateness of the proposed development form given the proximity of the GO Transit Station. The townhouse application was subsequently withdrawn and the property sold resulting in this new application.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to amend the former City of Etobicoke Zoning By-law to permit a 20-storey mixed use condominium apartment building integrating the Mimico GO Transit station and a portion of the related parking. As proposed, the development consists of 190 residential units and 988 square metres of retail commercial space with 153 underground parking stalls for residents and 38 above grade parking stalls for visitors. The combined commercial and residential Gross Floor Area is approximately 15 500 square metres resulting in an approximate floor space index of 2.5.

The proposed project is integrated with the Mimico GO Transit station which retains 137 of the existing 157 parking stalls above grade and gains an additional 156 stalls for commuters within the parking structure of the proposed building.

Site and Surrounding Area

The site consists of two parcels known municipally as 315 and 327 Royal York Road. The lands at 315 Royal York are approximately 0.24 hectares and consist of the Mimico GO Transit Station and approximately 157 commuter parking stalls. To the immediate north, is located 327 Royal York Road which consists of a 0.38 hectare parcel of vacant land that was previously occupied by a fuel storage facility. The land has been subject to environmental remediation and is presently covered in gravel and without landscaping or trees.

The lands and the surrounding properties to the north, east and south, are generally flat. The exception is the western edge of the site that changes in elevation by approximately 2.5 metres from the northwest to the southwest corner as Royal York Road passes beneath the railway bridge located to the south of the property.

Surrounding land uses include:

North: Christ Church Mimico Cemetery, as designated under Part IV of the Ontario Heritage Act

South: CN Railway Corridor and with a 7-storey, 300 unit senior's residence located beyond

East: the continuation of GO Transit's parking lot and Windsor Street, with vacant Employment land located beyond

West: Royal York Road, with a 16-story, 308 unit senior's residence and Coronation Park located beyond

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 Mixed Use Area. This designation provides for a range of commercial, residential and industrial uses in either single or mixed use buildings. The proposed uses are among those permitted for this designation, therefore no amendment is required providing the application complies with all other policies of the Official Plan.

Staff will review the plan for compliance with the applicable policies of the Official Plan, including but not limited to, those addressing built form, integrating land use with transportation and development criteria for Mixed Use areas.

Zoning

The property is zoned Class 2 Industrial (I.C2), and is subject to site-specific By-law 1996-211 of the Zoning Code of the former City of Etobicoke and the Zoning By-law of the former Town of Mimico. In addition to the range of industrial, manufacturing, institutional and commercial uses permitted by the zoning category, the site specific By-law also allowed for the fuel oil storage operation that previously occupied the site.

The zoning category and the site specific amendment does not allow for residential uses. Therefore, an amendment to the Etobicoke Zoning Code and Mimico By-law is required for this proposal.

Site Plan Control

The property is subject to Site Plan Control. An application has been submitted and is presently under review.

Reasons for the Application

Although the proposed uses conform to the Official Plan designation, a Zoning By-law amendment is required as the proposed uses are not permitted within the existing zoning category for the site under the former City of Etobicoke Zoning Code nor former Town of Mimico By-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Functional Servicing and Stormwater Management Report, Road and Rail Noise and Vibration Feasibility Study, Archaeological Investigation Arborist Report, and Sun/Shadow Studies.

A Notification of Complete Application was issued on January 29, 2009.

Issues to be Resolved

The zoning by-law amendment application has been circulated to all City departments and public agencies.

Height and Built Form

The proposal will be evaluated for appropriateness of built form pursuant to all applicable City standards, including but not limited to the Official Plan, and the Design Criteria for Review of Tall Buildings.

Traffic and Parking

The appropriateness of the proposed driveway will be examined and will include the on-site vehicular circulation and functionality of the underground parking garage as well as the demands on the road network.

Servicing

The adequacy of existing municipal infrastructure will be reviewed to determine the impact by the proposed development. Additionally, the City's Solid Waste section will review the proposal to assess the requirements for garbage pickup on site.

Section 37 Agreement

Should Council support an increase in height and/or density, an agreement pursuant to Section 37 of the Planning Act may be sought for the provision of community benefits. The details of such an agreement would be subject to future negotiation.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in December 2008.

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

CONTACT

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E-mail: mhoward2@toronto.ca

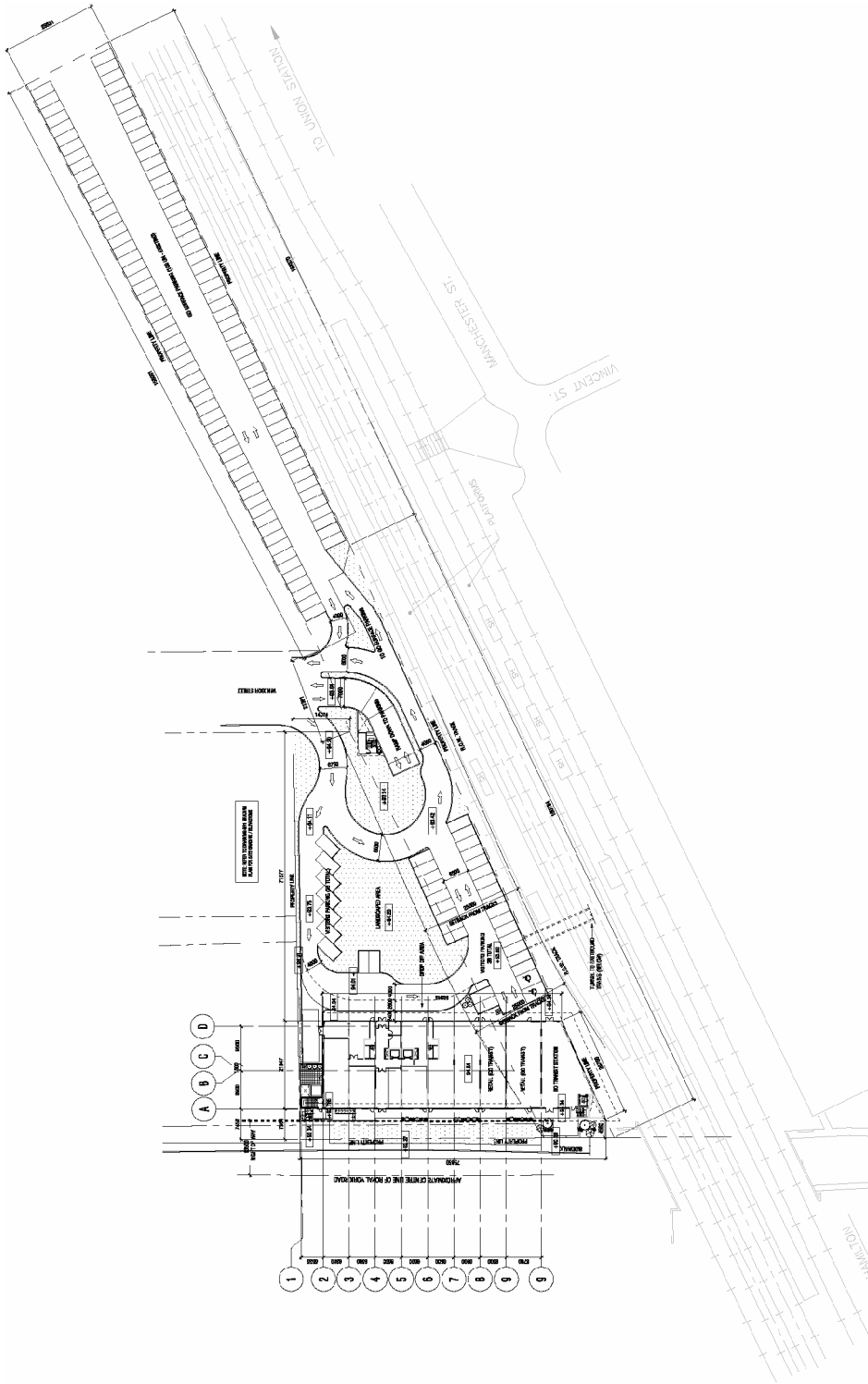
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Ground Floor Plan
- Attachment 3a: North Elevation
- Attachment 3b: South Elevation
- Attachment 3c: East Elevation
- Attachment 3d: West Elevation
- Attachment 4a: North/South Section
- Attachment 4b: East/West Section
- Attachment 5: South/East Perspective
- Attachment 6: Zoning
- Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

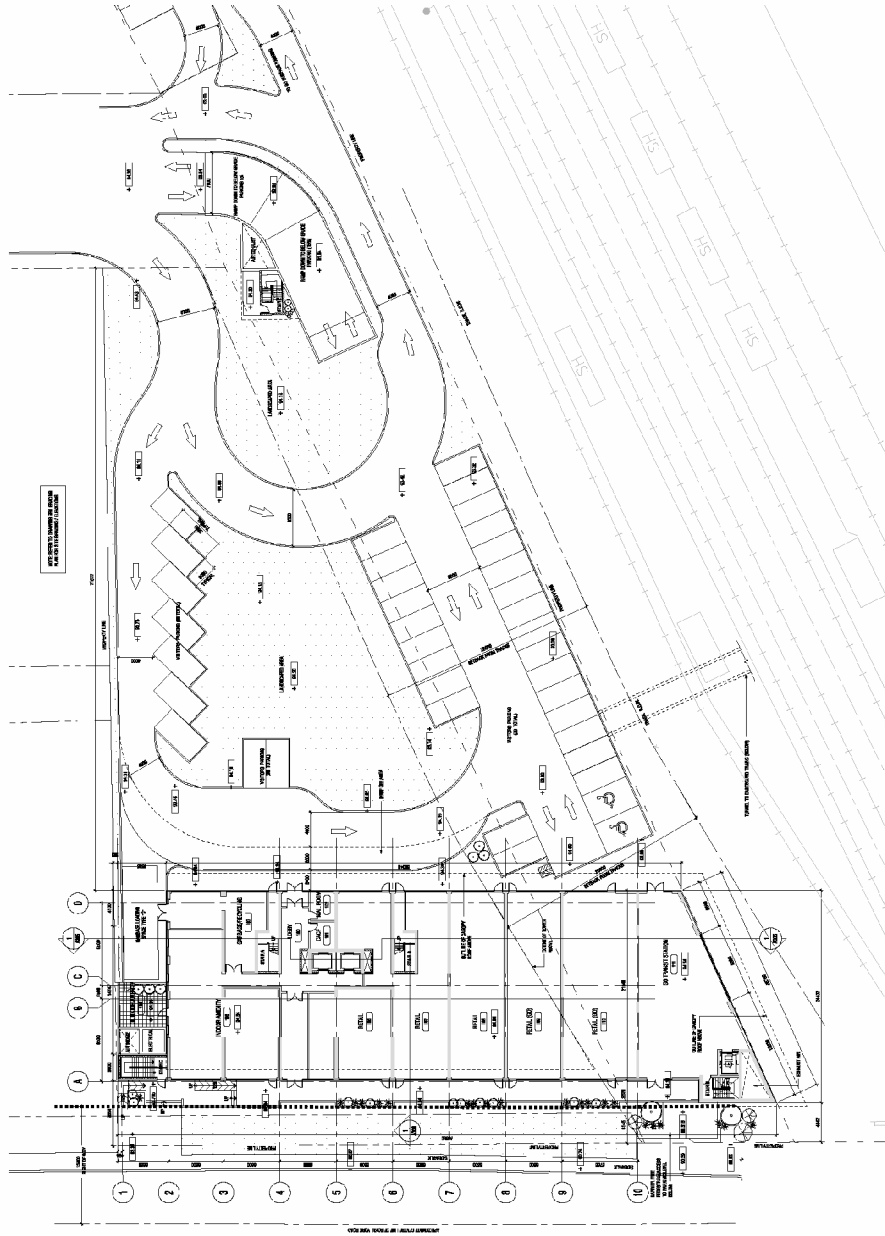
315 & 327 Royal York Road

Applicant's Submitted Drawing

Not to Scale
01/29/09

File # 08_232382

Attachment 2: Ground Floor Plan



315 & 327 Royal York Road

Ground Floor Plan

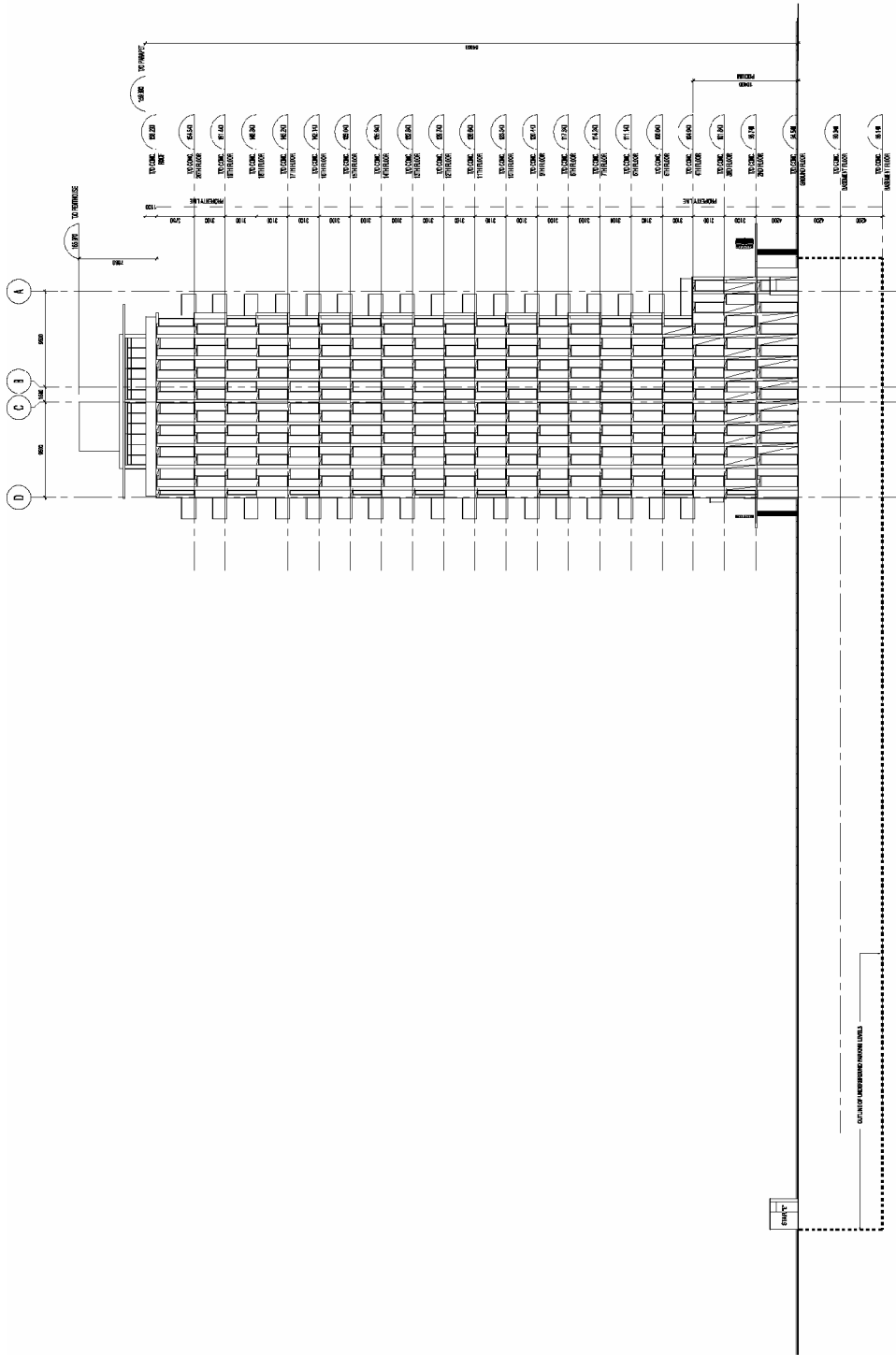
Applicant's Submitted Drawing

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Attachment 3a: North Elevation

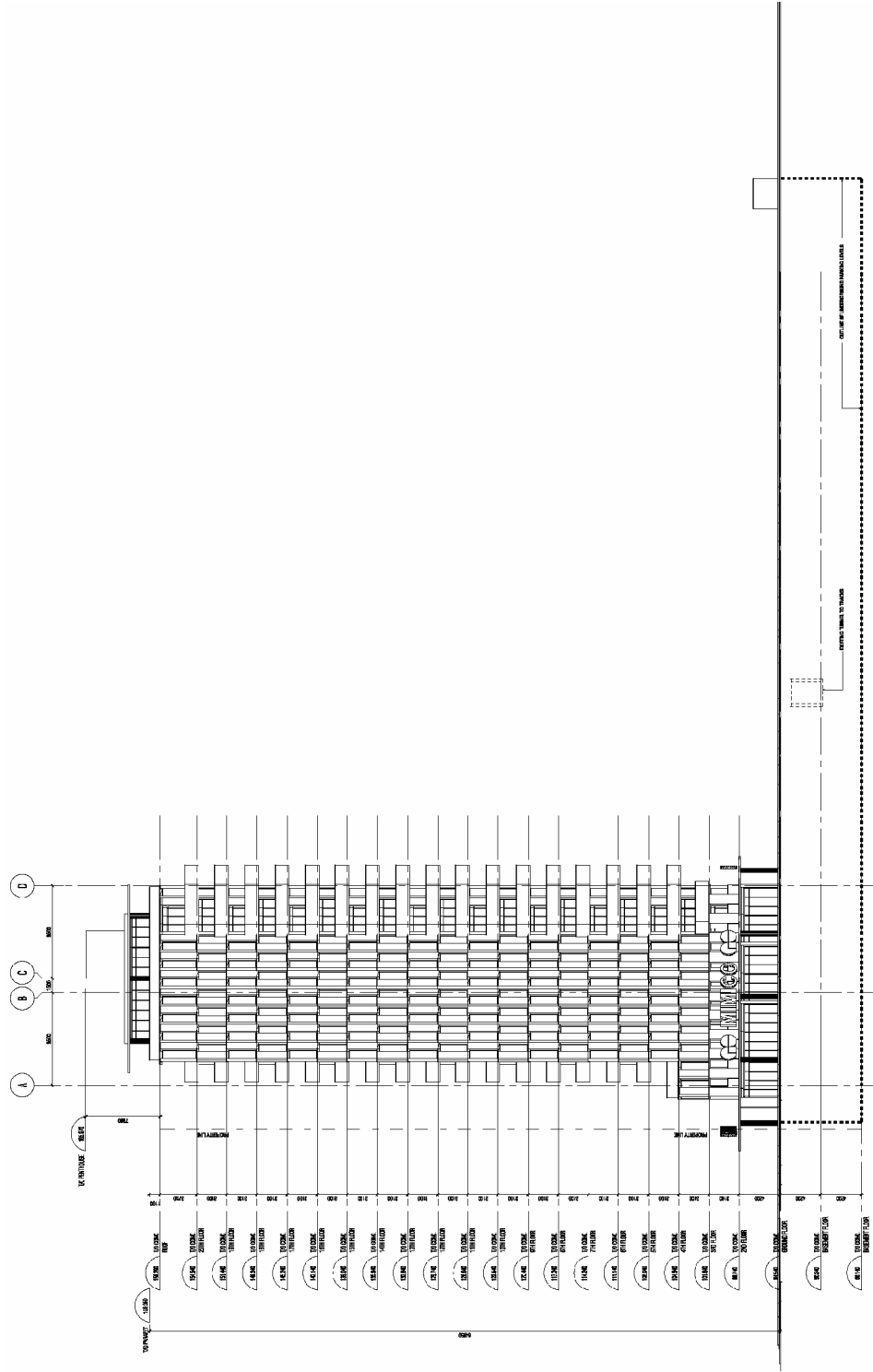


North Elevation
 315 & 327 Royal York Road

Applicant's Submitted Drawing
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 01/29/09

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Attachment 3b: South Elevation



South Elevation

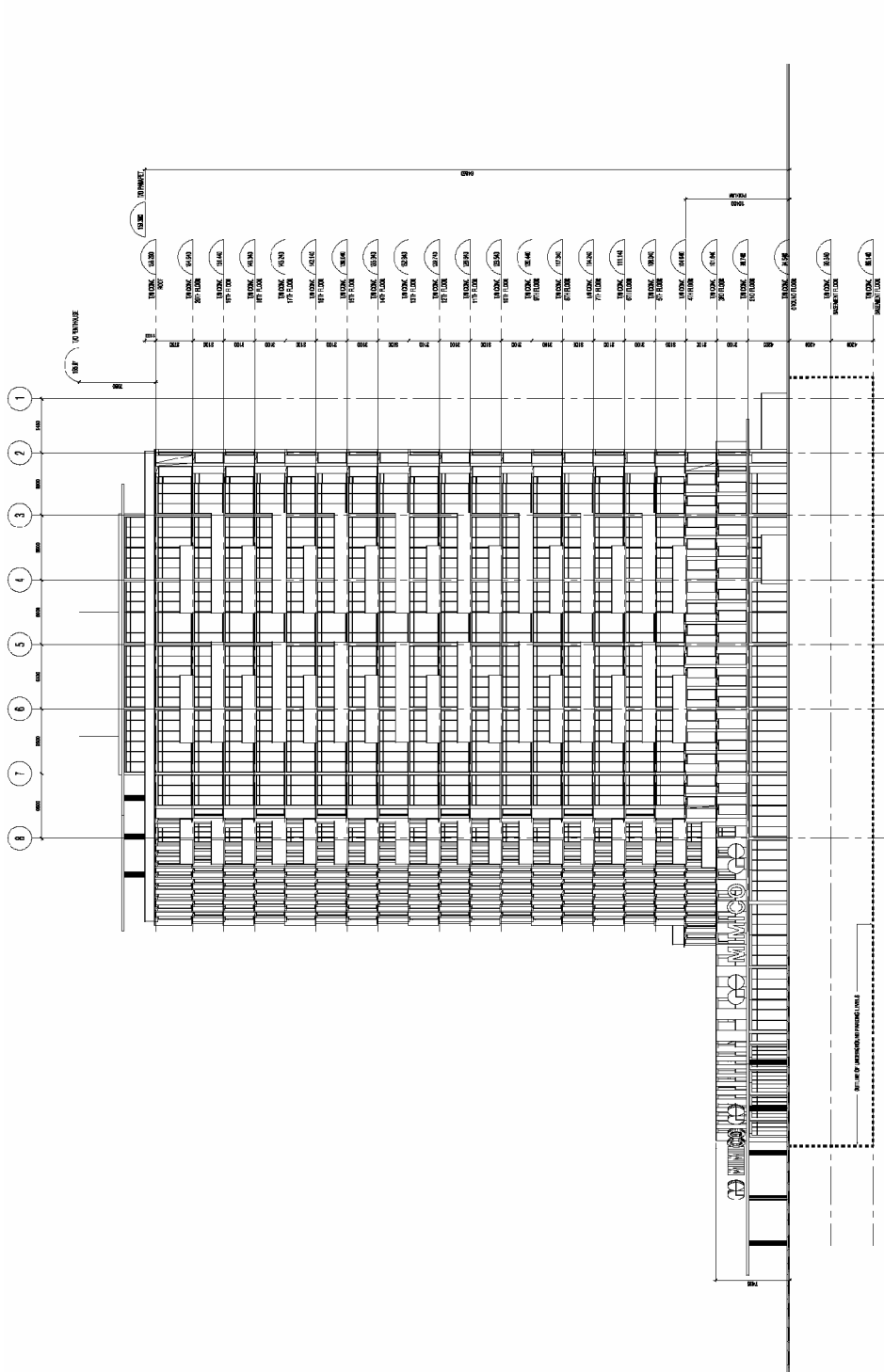
Applicant's Submitted Drawing

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315 & 327 Royal York Road

File # 08_232382

Attachment 3c: East Elevation



315 & 327 Royal York Road

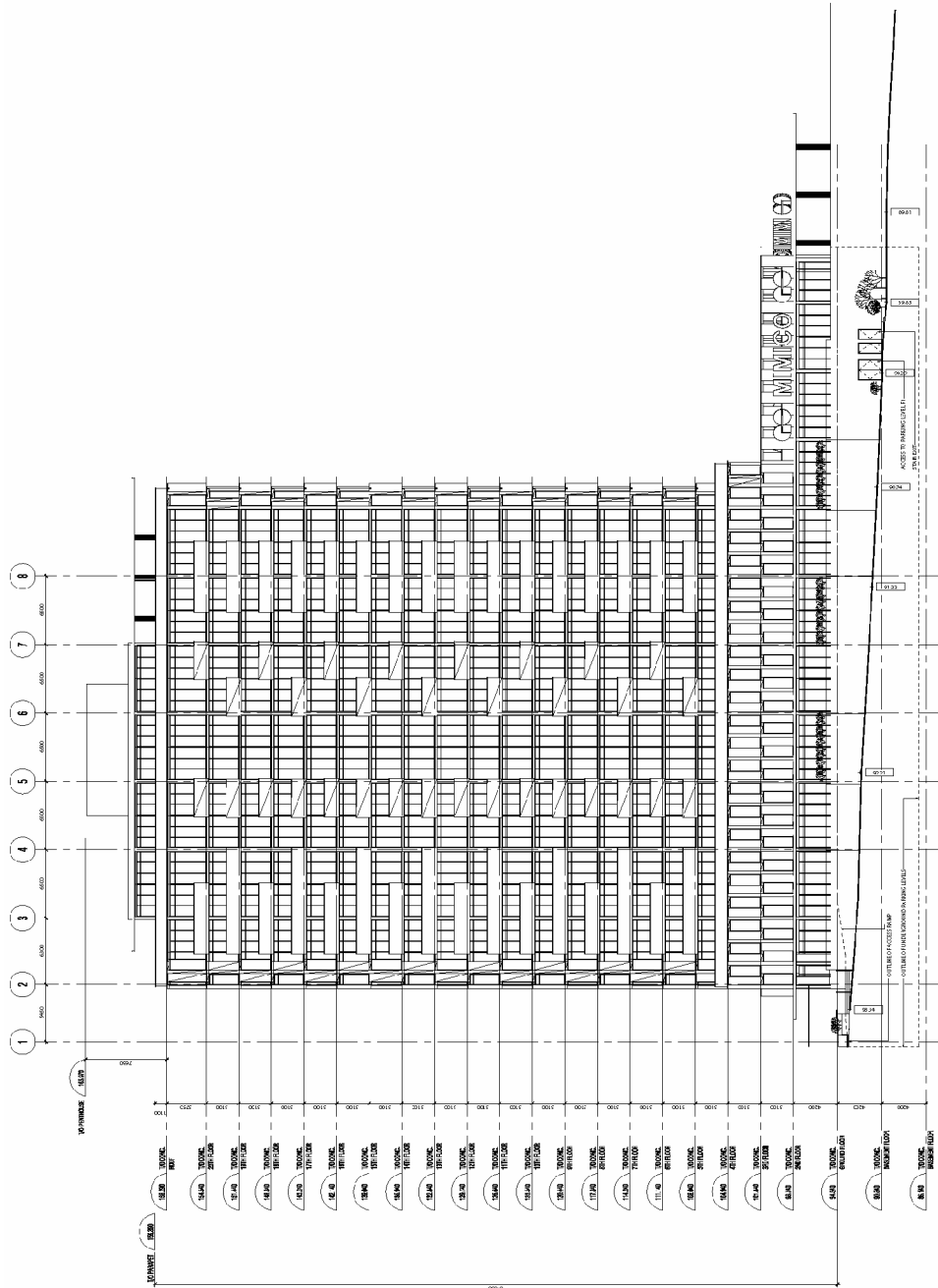
East Elevation

Applicant's Submitted Drawing

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Attachment 3d: West Elevation



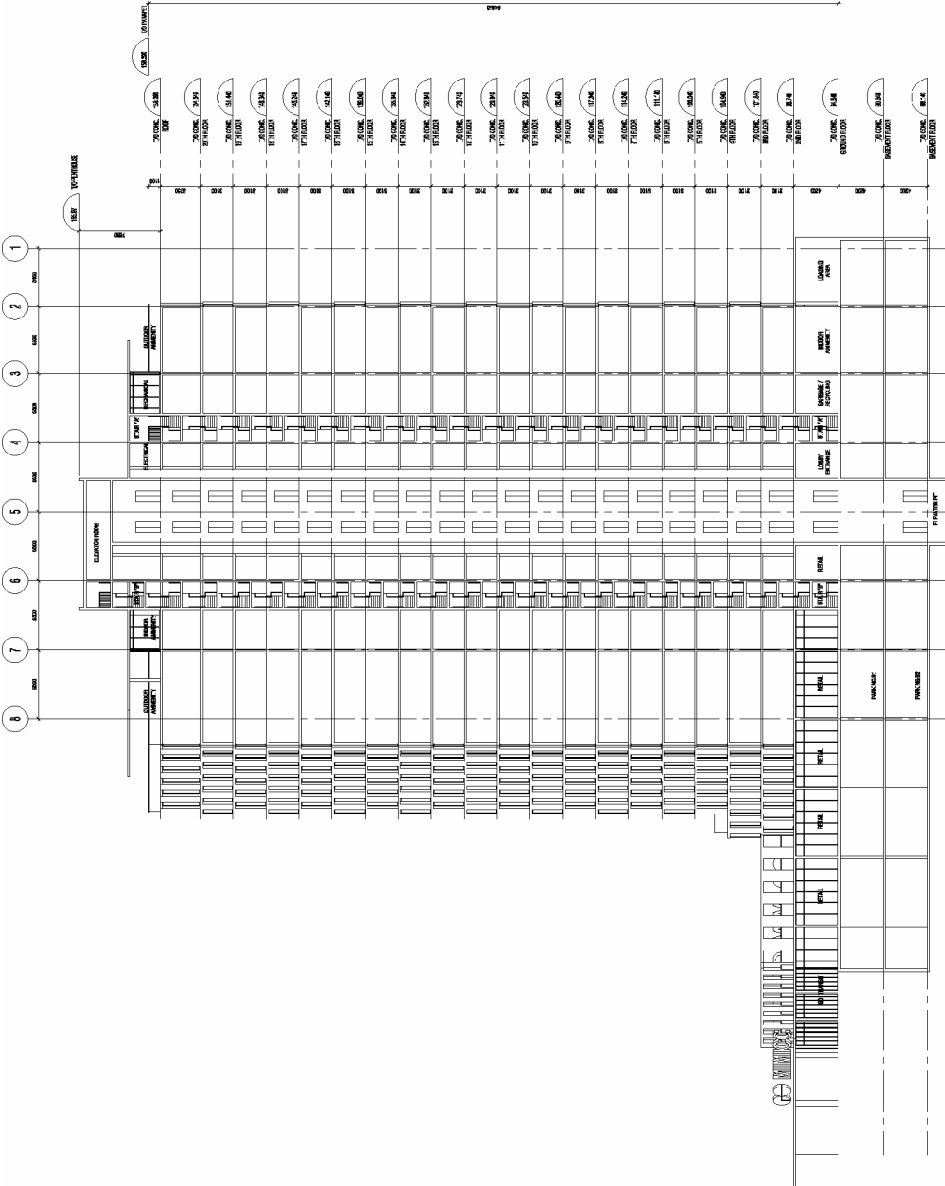
West Elevation
 Applicant's Submitted Drawing

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315 & 327 Royal York Road

Attachment 4a: North/South Section

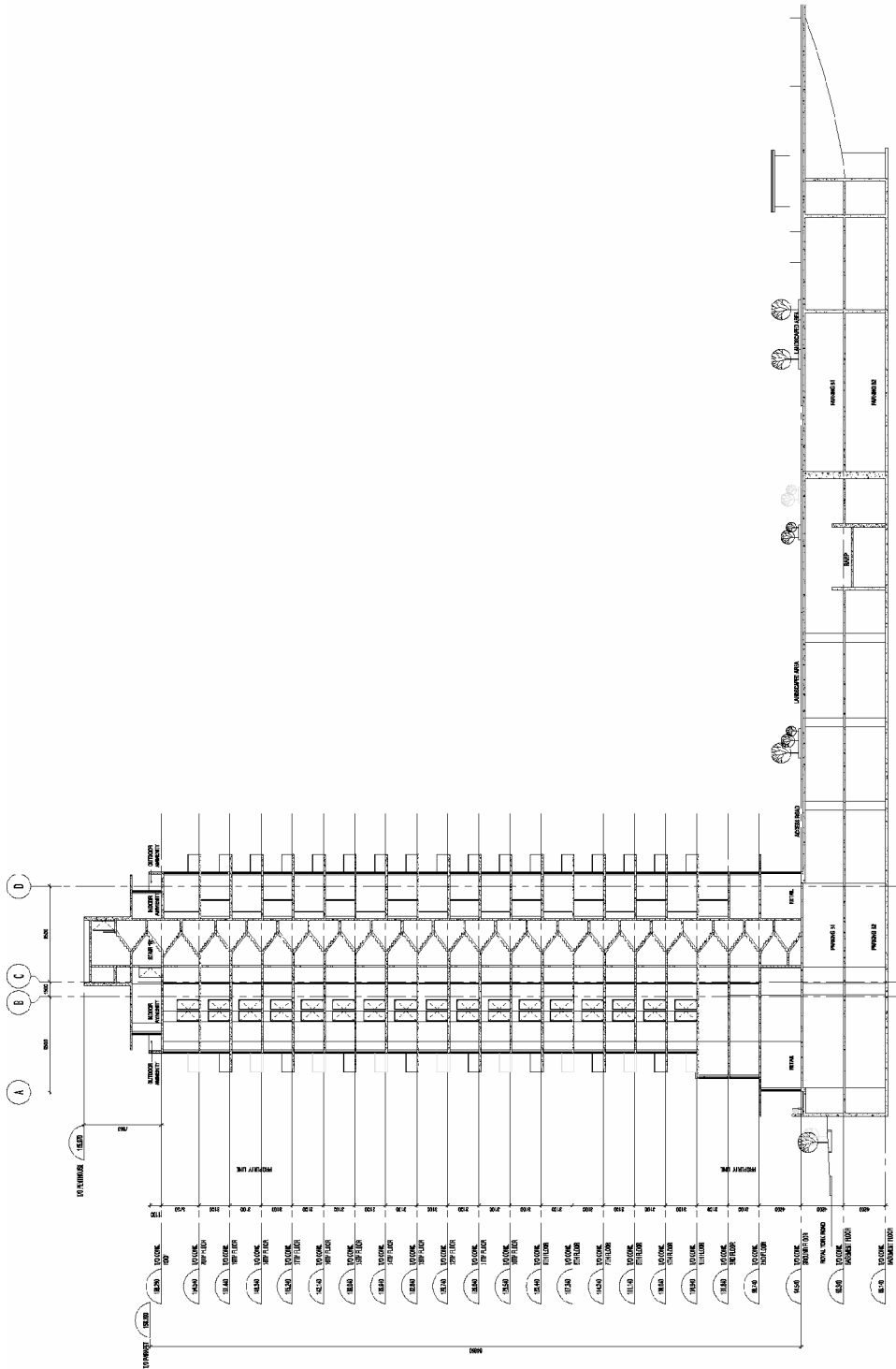


North South Section
 Applicant's Submitted Drawing
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315 & 327 Royal York Road

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Attachment 4b: East/West Section



East West Section

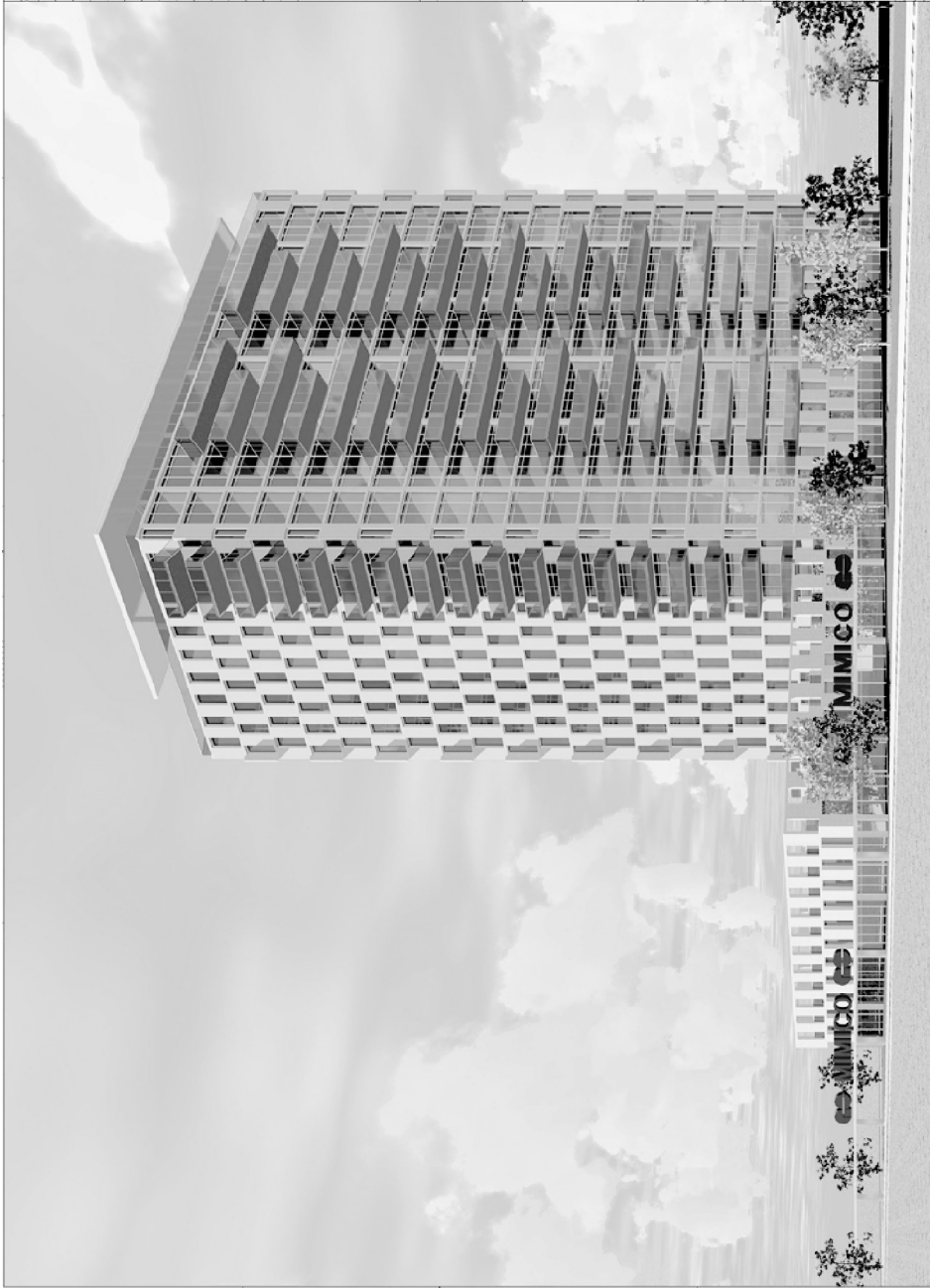
315 & 327 Royal York Road

Applicant's Submitted Drawing

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Attachment 5: South East Perspective



Perspective View from the South East

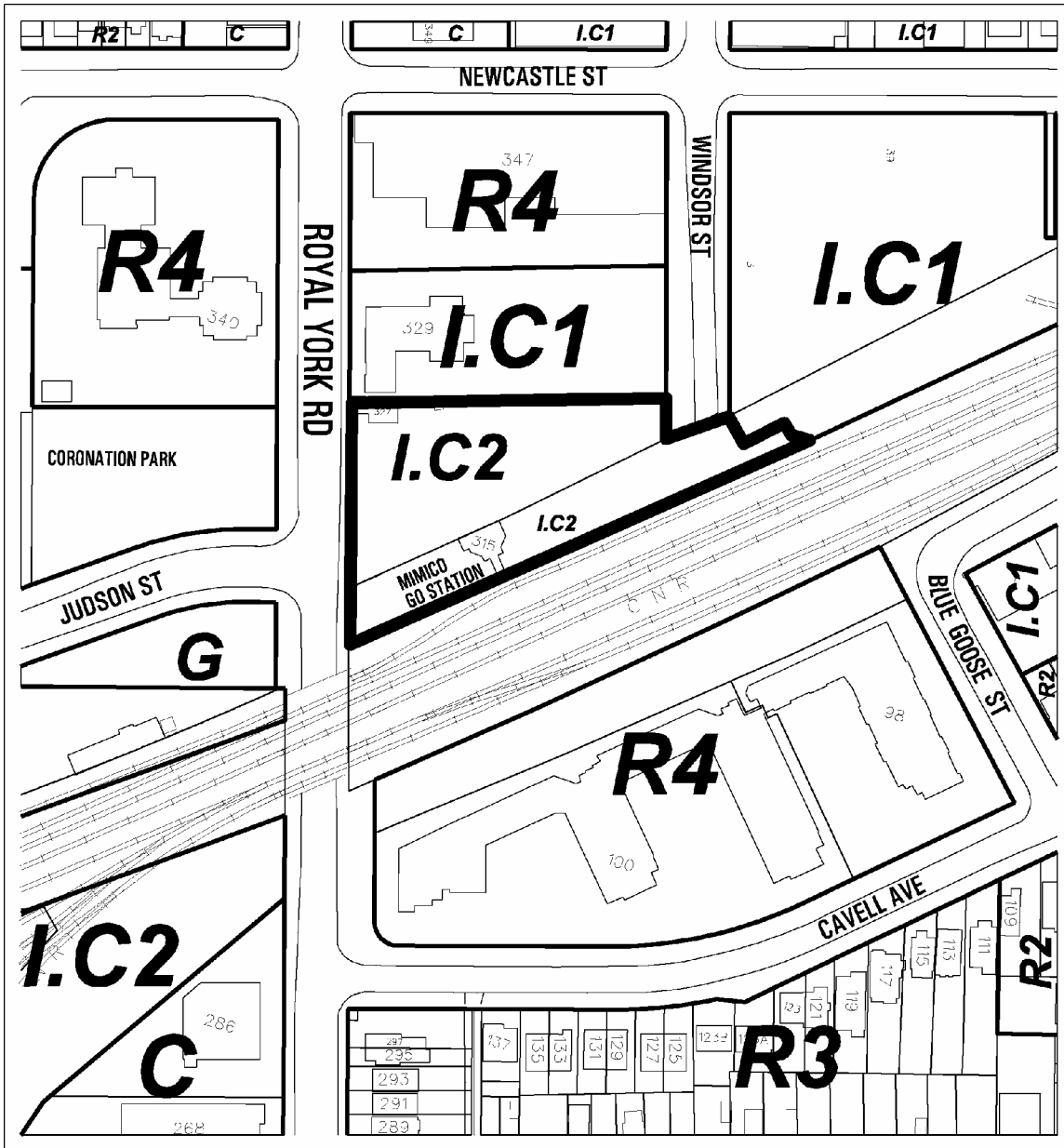
315 & 327 Royal York Road

Applicant's Submitted Drawing

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File # 08_232382

Attachment 6: Zoning



Toronto City Planning
Zoning

315 & 327 Royal York Road

File # 08_232382

Former Mimico

R2 Residential 1, 2, & 3 Family
R3 Residential Multiple
R4 Residential Multiple

C Commercial
G Greenbelt

I.C1 Industrial Class 1
I.C2 Industrial Class 2

↑
Not to Scale
Zoning By-law 1930 as amended
Extracted 06/10/07 - KP

Attachment 7: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 232382 WET 06 OZ
Details	Rezoning, Standard	Application Date:	December 31, 2008

Municipal Address: 315 ROYAL YORK RD

Location Description: **GRID W0607

Project Description: The Zoning By-law amendment application requests permission for a a 20-storey, 190 unit condominium apartment building with grade related retail integrating the Mimico GO station and providing 153 additional underground commuter parking stalls.

Applicant:	Agent:	Architect:	Owner:
TERRASAN 327 ROYAL YORK ROAD LTD	TERRASAN 327 ROYAL YORK ROAD LTD	STANFORD DOWNEY ARCHITECTS INC.	TERRASAN 327 ROYAL YORK ROAD LTD & THE GREATER TORONTO TRANSIT AUTHORITY

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	I.C2 Class 2 Industrial 1996-211
Zoning:	I.C2 Class 2 Industrial	Historical Status:	No
Height Limit (m):	5 Storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	6283.96	Height:	Storeys:	0
Frontage (m):	77.89		Metres:	0
Depth (m):	160.78			
Total Ground Floor Area (sq. m):	1442.05			Total
Total Residential GFA (sq. m):	14460.74		Parking Spaces:	347
Total Non-Residential GFA (sq. m):	987.3		Loading Docks	1
Total GFA (sq. m):	15447			
Lot Coverage Ratio (%):	22.9			
Floor Space Index:	2.45			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	114
2 Bedroom:	76
3 + Bedroom:	0
Total Units:	190

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	14460.74	0
Retail GFA (sq. m):	987.3	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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