

**14 Strachan Ave and 39 - 51 East Liberty St - Rezoning Application - Preliminary Report**

<b>Date:</b>	August 19, 2009
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	09 115093 STE 19 OZ

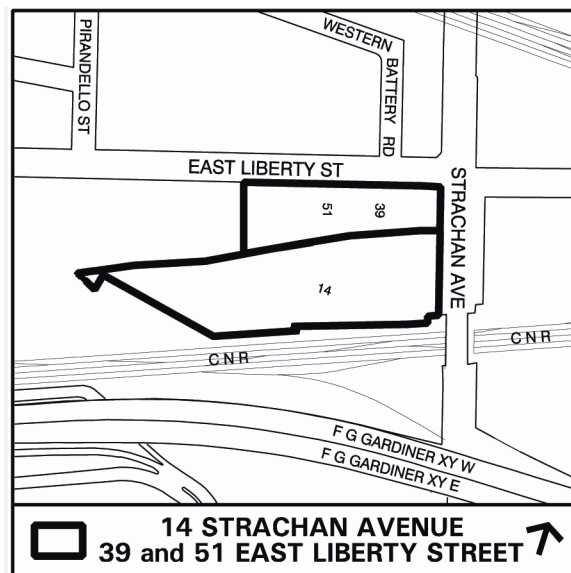
**SUMMARY**

This application proposes to incorporate reserved lands from the former Inglis Manufacturing Facilities Lands into King Liberty Village to extend the zoning permissions already granted to that neighbourhood. The intent is to allow for the construction of four residential towers at 14 Strachan Avenue and 39 to 51 East Liberty Street. Three of the towers, ranging in height from 20 to 26 storeys, would share a common 4 storey podium on the south side of East Liberty Street, the fourth tower, being 23 storeys in height, would have a separate 6 storey podium on the south west corner of Strachan Avenue and East Liberty Street.

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.

This application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.



## **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**

In August 2000 City Council approved a site specific Official Plan Amendment (OPA) (By-law 565-2000) governing the entire Inglis Lands. Zoning By-law 566-2000 was also approved, which implements the OPA over most but not all of the Inglis Lands. The amendment and the By-law provided the planning tools to transform the Inglis Lands into a new mixed-use community referred to as King Liberty Village. To date, almost every development parcel in King Liberty Village has either been built out, obtained approval or is has an application in for review.

While designated for development by the Official Plan Amendment (and the accompanying Draft Plan of Subdivision for the Inglis Lands), at the City's request, the implementing Zoning By-law excluded the lands south of East Liberty Street pending the resolution of issues related to the proposed Front Street Extension (FSE) and/or local road. The lands excluded from the Zoning By-law were referred to as the "reserve lands".

In July 2003 City Council enacted site specific Zoning By-law 684-2003 (amending By-law 566-2000) for the lands commonly known as Block 2A in King Liberty Village, municipally referred to as 39-59 East Liberty Street. The amending By-law established development permissions for Block 2A, which constituted a portion of the reserve lands fronting the south side of East Liberty Street. It was determined that 39-51 East Liberty Street (Block 2A) would not be required if the Front Street Extension or local road were to proceed. The development permission for the lands provided for residential and ancillary retail uses as well as maximum heights and gross floor area for the portion of released reserve lands. The City still required that the remaining portion of the reserve lands, municipally referred to as 14 Strachan Avenue, be excluded from the amending By-law as the lands were needed to secure the route of the Front Street Extension and/or local road.

On January 28, 2009, City Council adopted a report to amend the Official Plan to delete the reference to Front Street West between Bathurst Street and the F.G. Gardiner Expressway, essentially eliminating any plans for the Front Street Extension. As a result, the applicants have submitted an application seeking to incorporate the remaining reserve lands (14 Strachan Avenue) into the balance of the King Liberty Village neighbourhood and obtain development permissions for the lands.

However, the same report adopted at the January 28, 2009 City Council meeting also recommended that “staff be directed to undertake an Environmental Assessment to secure planning approvals for the design and implementation of a local, east-west street north of the railway corridor in the Liberty Village area that does not connect to the Gardiner Expressway”. Transportation Services staff are currently drafting the Request for Proposal (RFP) for the EA. The Environmental Assessment should identify the route of the future local road and the portion of the reserve lands required for its implementation.

### **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 include the parcel of land, municipally referred to as 14 Strachan, into the King Liberty Village neighbourhood and obtain the same range of uses and development permissions for the lands as is currently permitted on the adjacent lands, municipally referred to as 39-51 East Liberty Street. The intent is to merge the 39-51 East Liberty lands with the 14 Strachan Lands to construct two residential buildings, consisting of four point towers, on the new development site.

The first building, which will be referred to as Building A, would comprise of a 4 storey podium with three point towers arising from it fronting the south side of East Liberty Street. The buildings’ development parcel would consist of the lands municipally referred to as 51 East Liberty Street and a portion of the 14 Strachan Avenue lands. Two of the three towers would be 20 storeys in height and be positioned along East Liberty Street. The third tower, proposed at 26 storeys in height, would be set towards the rear of the site, adjacent to the CN rail line. The building would have approximately 530 residential units with the total gross floor area being 56,222m<sup>2</sup>.

The second building, which will be referred to as Building B, is proposed to have a six storey podium located on the south west corner of East Liberty Street and Strachan Avenue with one point tower at 23 storeys arising from it. The development parcel would consist of lands municipally referred to as 39 East Liberty Street and a portion of the 14 Strachan Avenue lands. The building would have approximately 261 residential units with a total gross floor area of 24,353m<sup>2</sup>, 376m<sup>2</sup> of which is proposed to be attributed to retail/service space.

The applicants intend to construct a 'U' shaped road around Building A extending south off East Liberty Street. The east arm of the U shaped road, aligned with Western Battery Road where it intersects East Liberty Street, would separate Building A and Building B. The west arm of the road would separate Building A from the approved development to the west. The road would have a 15 metre right-of-way and is intended by the applicants to be dedicated to the City to become the first phase of the potential local road that may extend west to Dufferin Street. A linear park is proposed to be located between the local road and CN rail corridor to the south.

A total of approximately 904 parking spaces would be provided in a five level underground parking garage located under Building A that would have access entrances off the local road on both the east and west side of the building. The five levels of underground parking would service both buildings. Access to the garage from Building B would be provided via an underground pedestrian tunnel. Servicing and loading would also occur off the local road.

### **Site and Surrounding Area**

The site is located on the south west corner of East Liberty Street and Strachan Avenue. The irregularly shaped lot has an area of 1.69 hectares, with approximately 140 metres fronting East Liberty Street and 94 metres fronting Strachan Avenue.

A two storey building, with two billboards extending from the roof, currently exists on site. The building and one of the billboards would be demolished. The applicants propose to relocate the other billboard, being the original Inglis sign, to an alternate location on the lands which has yet to be determined.

Land uses surrounding the site are as follows:

- North: 3 storey stacked townhouse development
- South: CN rail corridor, Gardiner Expressway with the Canadian National Exhibition (CNE) lands further south
- East: 1 storey commercial/industrial buildings across Strachan Avenue
- West: an approved but not built 20 storey condominium

### **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 subject property is located within an *Employment Districts* area on the Urban Structure Map (Map 2) and is designated *Employment Areas* on the Land Use Plan Map (Map 18).

*Employment Districts* are typically identified as lands that can accommodate substantial growth in jobs and will be protected and promoted exclusively for economic activity. They are usually large districts comprised exclusively of lands where the *Employment Areas* land use designation applies.

*Employment Areas* are identified as places of business and economic activity. Land uses provided for under this designation support the employment function, which consists of mainly office, manufacturing and warehouse type uses.

However, the Garrison Common North Secondary Plan applies to the site. Within the Secondary Plan the subject lands are located within the boundaries of Site Specific Policy Area 4, which is identified as the Inglis Lands and the Hanna Avenue Technology District. The area specific policies for this district, despite the Official Plan's general designation of these lands as *Employment Districts* and *Employment Areas*, provide for mixed use development. The subject site is included within Area C of the Inglis Lands District, which states that "on the lands shown as C, industrial, residential, office, community service and facilities, and street related retail and service uses are permitted".

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

Under Former City of Toronto Zoning By-law 438-86 the subject site is zoned IC D3 N1.5 (Attachment 6). The IC zoning classification permits a wide range of industrial and commercial uses up to a total density of 3.0 times the area of the lot, of which a maximum of 1.5 times the area of the lot is permitted to be commercial. The maximum permitted height for the site is 18.0 metres.

In August 2000 City Council approved a site specific Zoning By-law 566-2000 (later amended by Zoning By-law 684-2003), which governs the former Inglis Lands, now referred to as King Liberty Village. The site specific By-law allows for a maximum gross floor area of 45,961m<sup>2</sup> on the portion of the subject site included within Block 2A (39-51 East Liberty St.). The site specific By-law also has specific height restrictions over portions of the lands ranging from 16.0m to 67.0m.

The reserve lands, or 14 Strachan Avenue, are still subject to the IC provisions of Zoning By-law 438-86.

### **Site Plan Control**

An application for Site Plan Control approval will be required but has not yet been filed.

### **Toronto Green Standards**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

### **Reasons for the Application**

The IC zoning classification does not permit residential uses. The applicant has also submitted an application to permit a building that exceeds the height limits for the IC zone (By-law 438-86) and Block 2A, as outlined in the site specific By-law (By-law 684-2003).

The rezoning application proposes to obtain the same range of uses and development permissions for the reserve lands as is permitted through site specific By-law 684-2003.

## **COMMENTS**

### **Application Submission**

The applicant has provided a Planning Rationale Report, Transportation Impact Study, Shadow Diagrams, Stormwater Management Report, Servicing Report, Arborist Report, Noise Impact Studying, Pedestrian Level Wind Study, Contaminated Site Assessment and an Environmental Impact Study in support of their application

A Notification of Complete Application was issued on April 6, 2009.

### **Section 37 Agreement**

Should staff recommend support for an increase in height and density, a Section 37 Agreement will be negotiated during the review of the application.

### **Issues to be Resolved**

On a preliminary basis, issues to be resolved prior to the presentation of a Final Report include the following:

1. The appropriateness of the proposed density and height of the development in the context of the Official Plan policies and objectives, and potential impacts on the adjacent neighbourhood;
2. Determining if the built form, massing and location of the proposed buildings is appropriate and provides a suitable relationship with the adjacent properties;
3. The facing distances between the residential towers;

4. The treatment of the building bases and ground floor of the buildings and their relationship to the streetscape;
5. Adequacy of indoor and outdoor on-site amenity area, including location, size and programming;
6. Potential wind, view and shadow impacts;
7. Vehicular and pedestrian access and circulation;
8. Provision, location, and access to vehicular and bicycle parking and loading.
9. The impacts of the proposed Strachan grade separation on the subject lands;
10. The relationship of the project to the future development of the site across the street on the north west corner of Strachan Avenue and East Liberty Street; and
11. The yet to be determined route of the local road which is to extend from Dufferin Street to Strachan Avenue, through the subject site, and is currently subject to an Environment Assessment by Transportation Services.

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

## **CONTACT**

Jeff Markowiak, Planner  
Tel. No. (416) 397-4647  
Fax No. (416) 392-1330  
E-mail: [jmarkow@toronto.ca](mailto:jmarkow@toronto.ca)

## **SIGNATURE**

---

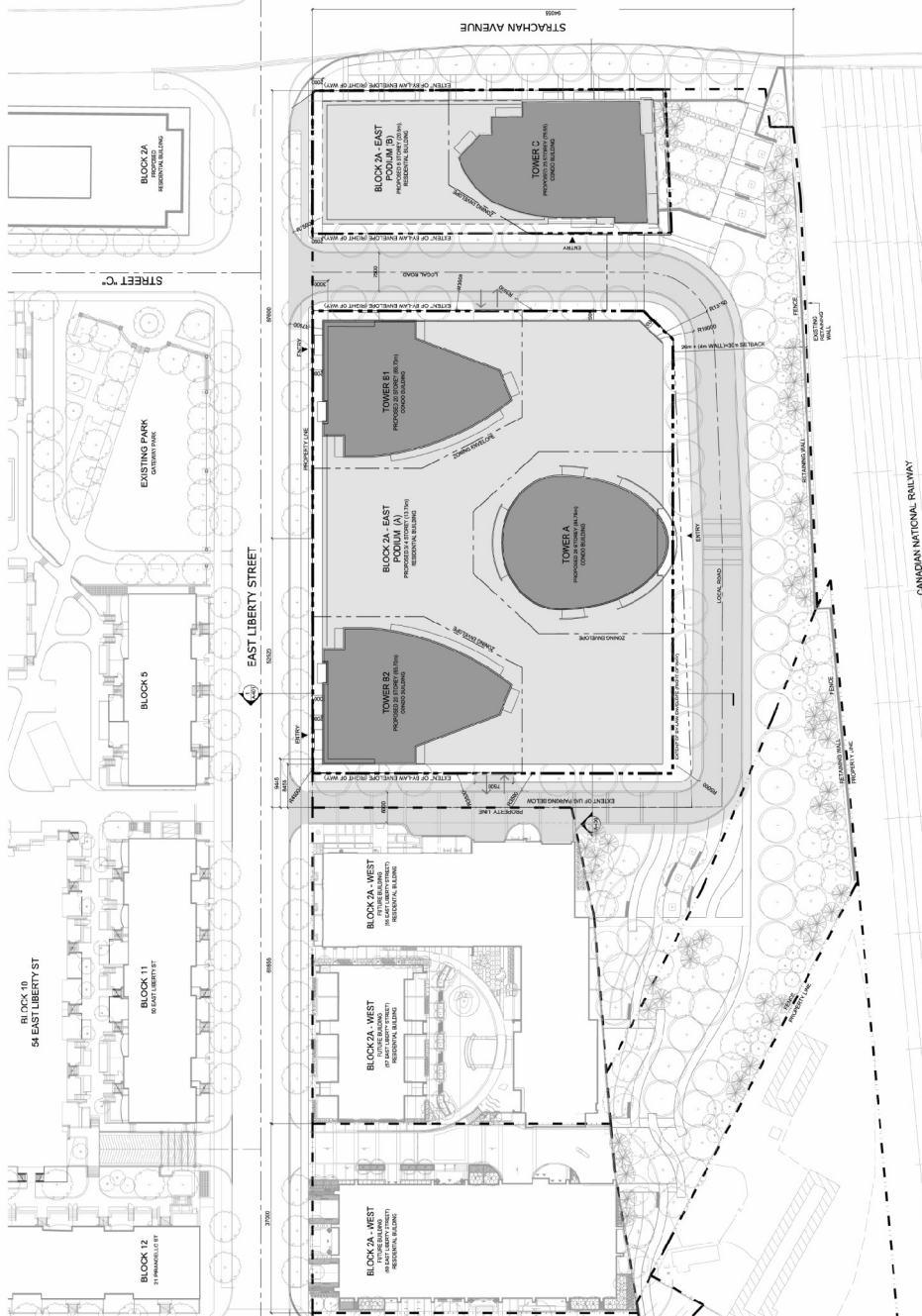
Raymond David, Director  
Community Planning, Toronto and East York District

(P:\2009Cluster B\pln\teycc\15071075039.doc)

## **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan  
Attachment 2: East Elevation/Section  
Attachment 3: South Elevation/Section  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



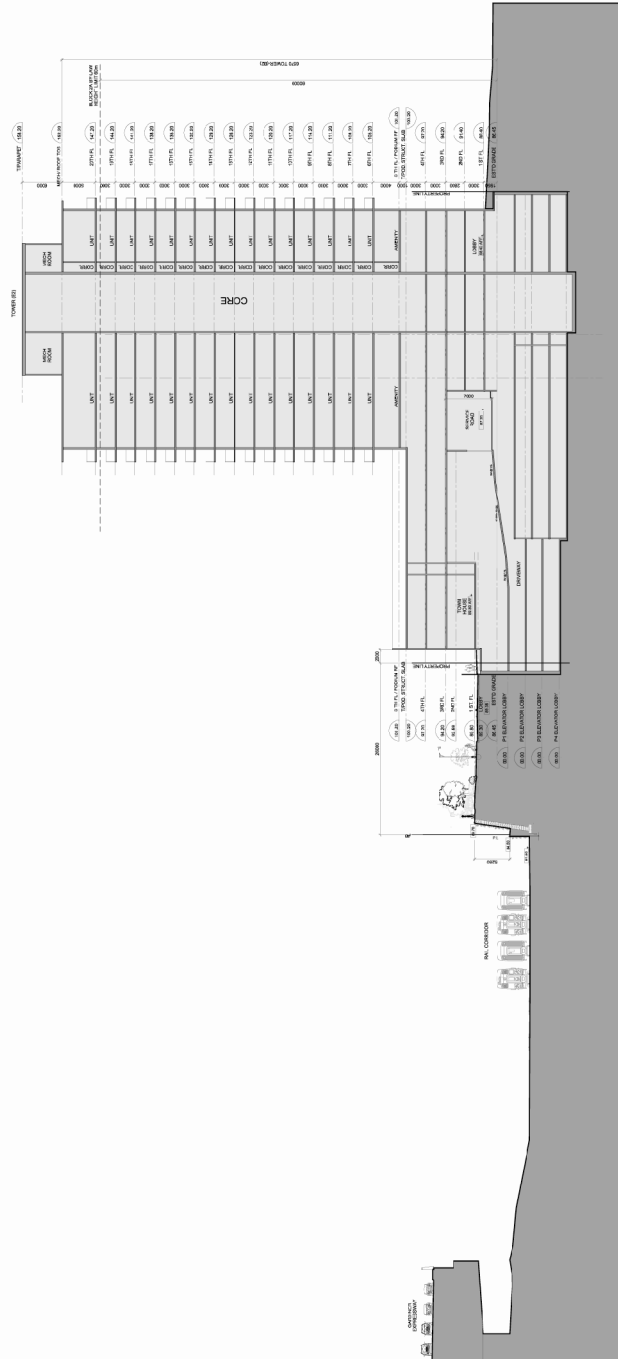
**14 Strachan Avenue**  
**39 and 51 Liberty Street**  
 File # 09\_115093

**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 08/11/09





## Attachment 2: East Elevation/Section



### BUILDING SECTION NORTH - SOUTH

**14 Strachan Avenue  
39 and 51 Liberty Street**

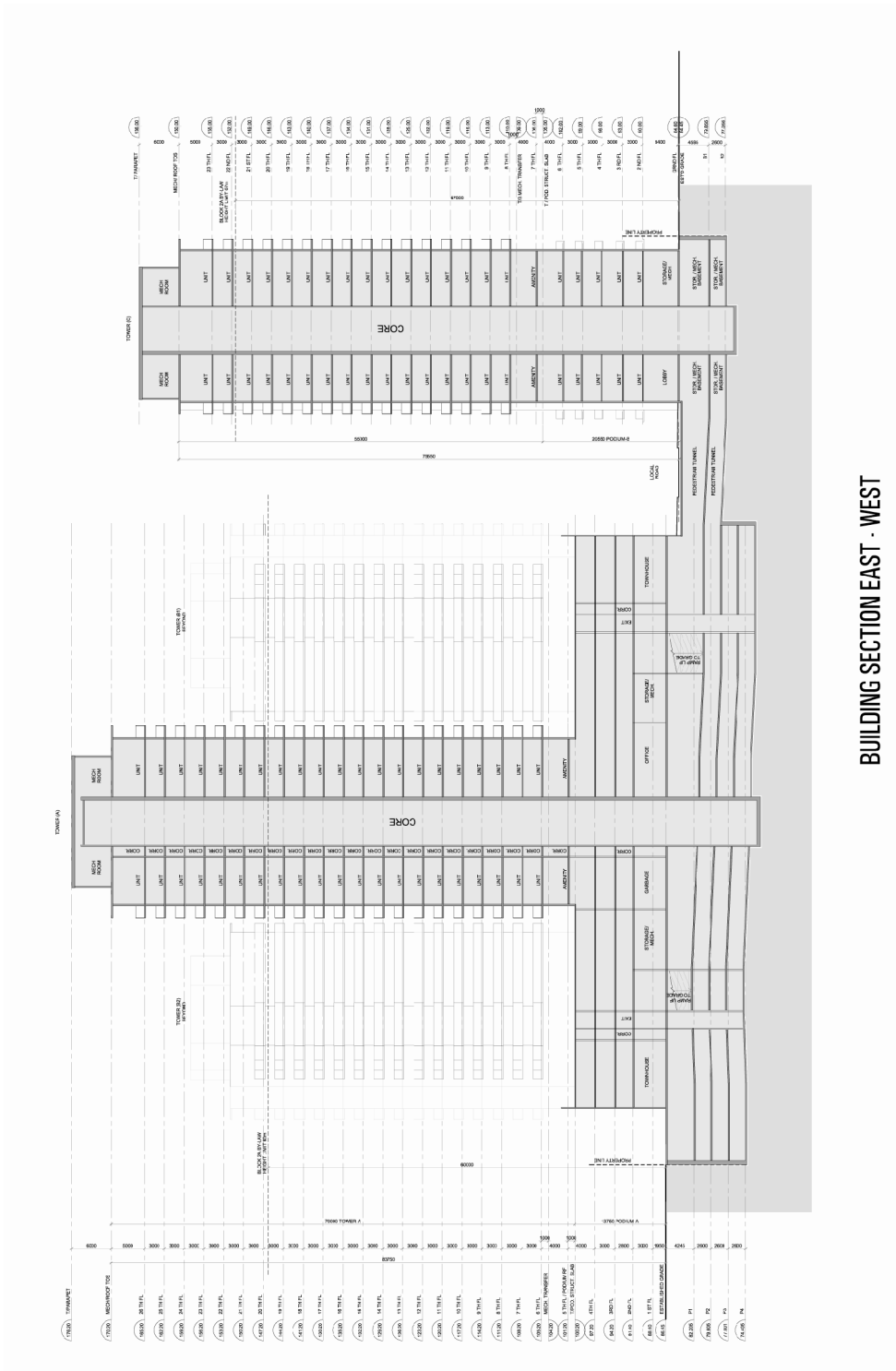
File # 09\_115093

### Elevations

Applicant's Submitted Drawing

Not to Scale  
05/19/03

Attachment 3: South Elevation/Section

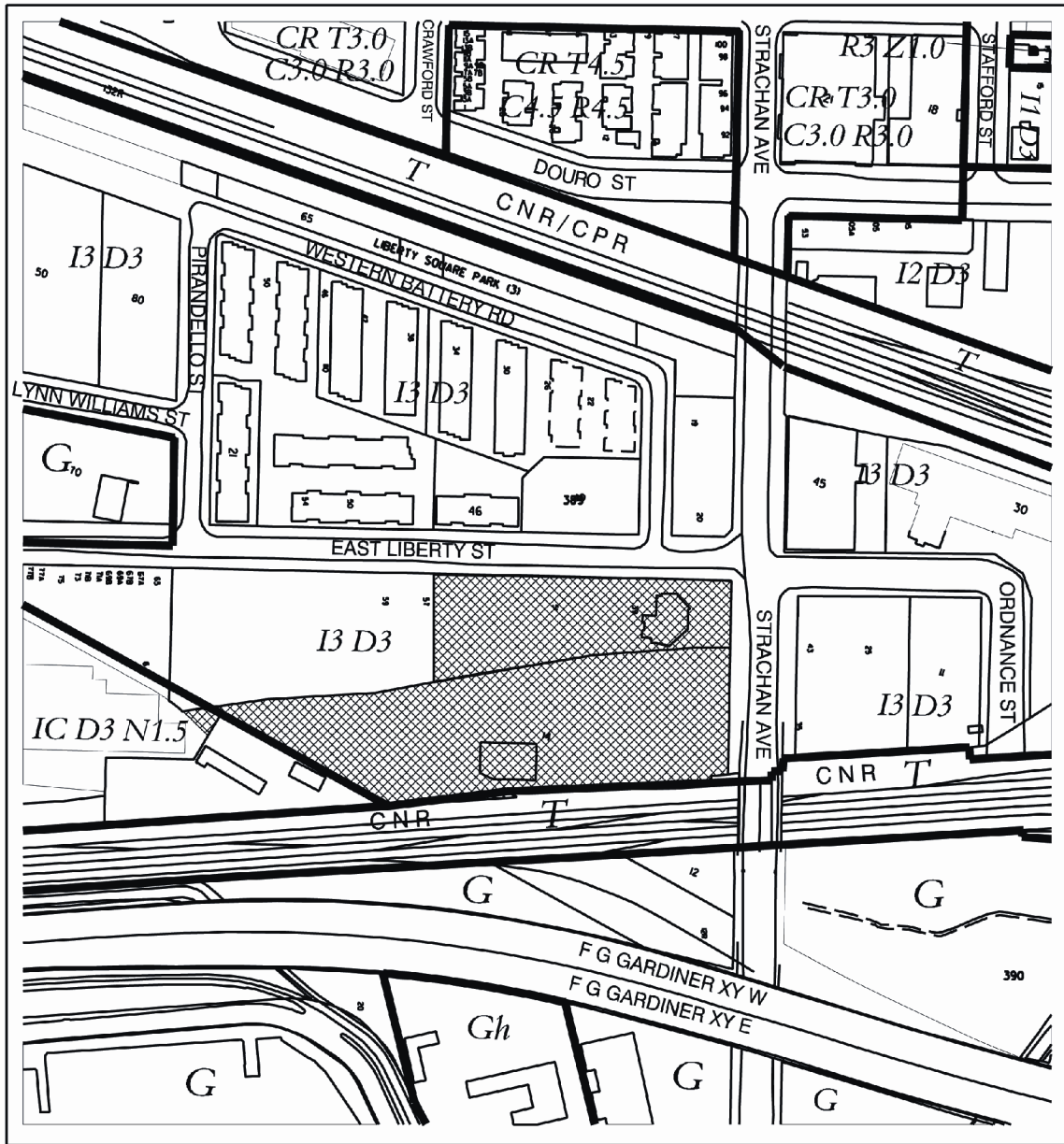


**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
05/19/09

**BUILDING SECTION EAST - WEST**

**14 Strachan Avenue  
39 and 51 Liberty Street**  
File # 09\_115093

### Attachment 4: Zoning



**TORONTO** City Planning  
**Zoning**

14 Strachan Avenue and 39 & 51 Liberty Street

File # 09\_115093

G	Parks District	I1	Industrial District
Gh	Parks District	I2	Industrial District
R3	Residential District	I3	Industrial District
CR	Mixed-Use District	IC	Industrial District
		T	Industrial District

↑  
 Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 05/19/09 - MH

## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 115093 STE 19 OZ
Details	Rezoning, Standard	Application Date:	March 9, 2009

Municipal Address: 14 STRACHAN AVE

Location Description: PLAN ORDNANCE RES PT BLK 11 PLAN 1101 PT PARCEL 3 RP 66R22486 PARTS 10 11 12 \*\*GRID S1908

Project Description: PLEASE NOTE THAT THIS ADDRESS IS FOR 14 AND 20 STRACHAN AND 39 AND 51 EAST LIBERTY STREET - CONSTRUCTION OF 2 NEW BUILDINGS WITH 791 RESIDENTIAL CONDOMINIUM UNITS AND 376 SQUARE METERS OF RETAIL SERVICE SPACE - 904 PARKING SPACES - WITH 5 LEVELS BELOW GROUND PARKING

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
IBI GROUP		IBI Group	863880 ONTARIO LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	13 D3	Historical Status:
Height Limit (m):	18	Site Plan Control Area:

#### PROJECT INFORMATION

Site Area (sq. m):	16900	Height:	Storeys:	26
Frontage (m):	140.12		Metres:	83.75
Depth (m):	88.16			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	80199		Parking Spaces:	902
Total Non-Residential GFA (sq. m):	376		Loading Docks	0
Total GFA (sq. m):	80575			
Lot Coverage Ratio (%):	0			
Floor Space Index:	4.77			

#### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	546
2 Bedroom:	230
3 + Bedroom:	15
Total Units:	791

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	80199	0	0
Retail GFA (sq. m):	376	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

**CONTACT: PLANNER NAME: Jeff Markowiak, Planner**  
**TELEPHONE: (416) 397-4647**