

# TORONTO STAFF REPORT

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January 23, 2006

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Subject: Preliminary Report  
OPA & Rezoning Application 05 199171 STE 18 OZ  
Applicant: Andrew Paton  
Architect: Baird Sampson Neuert Architects  
150 Sudbury Street  
Ward 18 - Davenport

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

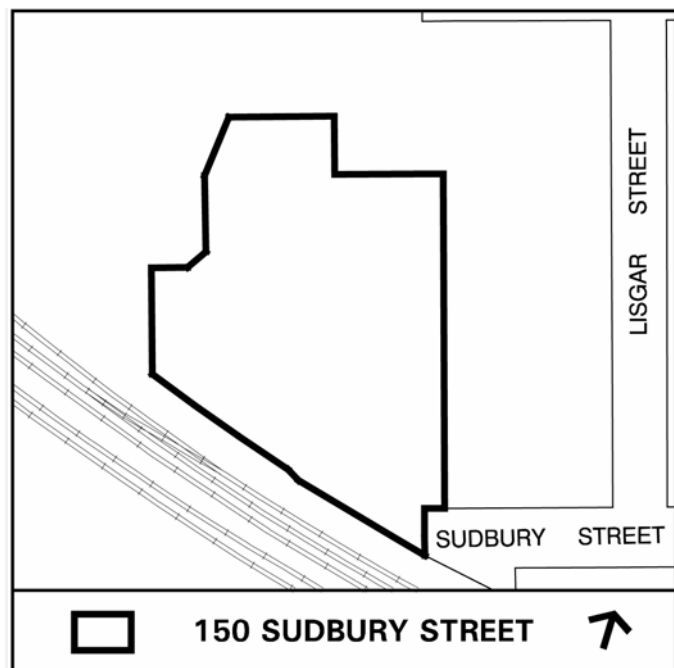
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended 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 within 120 metres of the site as well as those who have registered as interested parties in relation to the West Queen West Triangle Area Study; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Proposal:

The proposed redevelopment consists of:

- a 16-storey residential building (55 m to the top of the 16<sup>th</sup> storey and 63 m to the top of the mechanical penthouse) at the south east corner of the site;
- 3 rows of 5 ½ storey residential buildings in stacked townhouse form, with a maximum height of 16.5m; and
- a total of 434 residential dwelling units.

It also proposes to extend Sudbury Street along the south edge of the site as a public road.

Site Description

This 10,012 m<sup>2</sup> (1.0 ha), irregularly-shaped site is vacant. The owner is currently doing preparatory grading on-site.

The immediate context is as follows:

North: 3 storey industrial building

South: railway corridor

East: a 1 storey industrial warehouse building

West: a 1 ½ -storey warehouse and office building

Background:

In 2000, Council approved site-specific Zoning By-law No. 832-2000 permitting dwelling units in 4 storey townhouses up to 12 m in height on this site, with parking at grade.

During the second quarter of 2005, the Committee of Adjustment approved a minor variance to the site specific by-law to allow an increase in height to allow for 5 ½ storey stacked townhouses up to 16.5 m in height. Parking was relocated below grade. The approval was conditional upon extending Sudbury Street as a public road, increasing at-grade landscaping and other matters.

Also in 2005, the City received rezoning and official plan amendment applications for adjacent sites to the north and west. In summary, these applications are:

1171 and 1171R Queen Street West:

- to build a 10-storey mixed use building fronting onto Queen Street West and a 26-storey residential building at the rear of the property.

48 Abell Street and 1199 Queen Street West:

- to build 3 buildings (a 3-storey live-work building, a terraced affordable rental residential building stepping up to 19 storeys and a terraced market condominium residential building stepping up to 25 storeys).

The proponents of the applications have been advised that City Planning does not support the heights and densities proposed at 48 Abell Street and 1171 Queen Street West as well as to other aspects of these proposals. An appeal to the Ontario Municipal Board has since been filed by the proponent of 1171 Queen Street West. No hearing date has been set.

The redevelopment of these sites will significantly impact the area. As a result, in the fall of 2005, Council directed City staff to study the West Queen West Triangle Area, which is generally bounded by Queen Street West to the north, the rail corridor to the south and Dovercourt Road to the east. This study, focusing on urban design, including streets, built form, open space and the street network, is currently underway. A community consultation meeting was held on November 16, 2005.

#### Comments:

In-force Official Plan for the former City of Toronto

The in-force Official Plan for the former City of Toronto designates the site as Mixed Industrial-Residential Area. These areas contain a wide range of residential uses, community services and facilities, street-related retail and service uses, and those industrial uses which are environmentally compatible with adjacent and neighbouring uses. Council may pass by-laws to permit industrial buildings containing environmentally compatible uses with gross floor areas up to 3.0 times the area of the lot and buildings containing only residential uses with gross floor areas up to 2.0 times the area of the lot.

Notwithstanding the above, Council may establish lower maximum densities for Mixed Industrial-Residential Areas on the basis of an appropriate study which has considered area specific objectives for uses, urban design, built form and density.

In addition, when considering a rezoning, Council shall have regard for:

- the extent to which a change in use would adversely affect the continued compatibility of neighbouring uses, particularly in those areas where identifiable pockets of a consistent use exist.

## Garrison Common North Part II Plan

The in-force Garrison Common North Part II Plan sets out the following principles for development. Development should:

- “(a) integrate the area into the rest of the City by developing the lands so that they relate to the established city fabric in terms of streets and blocks, uses and density patterns;
- (b) complete the open space system by enhancing and completing the existing north-south public open space system, providing both visual and physical connections to Fort York and the waterfront;
- (c) introduce a variety of land uses and densities and provide a range of housing types in terms of built form, affordability and tenure;
- (d) provide adequate community services and facilities;
- (e) be sensitive to and protect industrial operations and areas; and
- (f) provide a high level of environmental quality.”

The Plan also encourages a high quality of urban design as it relates to structure, form and physical amenity, including:

- buildings which define the edges of streets and open spaces, animating their edges and minimizing wind and shadow impacts on them;
- heights and massing which are compatible with adjacent buildings and streets;
- grade-related units suitable for families with children;
- shared servicing and open space within development blocks; and
- enhancing ground level conditions for pedestrians.

Map A of the Plan identifies which streets should be extended as the area redevelops. Several of these streets go through or are adjacent to the site, including:

- the extension of Sudbury Street along the southern portion of the site; and
- the extension of Abell Street to the east of the site.

The size of this site is slightly larger than 1.0 hectares. The Plan includes additional requirements for sites larger than 1.0 hectares in size. These requirements aim to integrate redevelopment with the surrounding neighbourhoods through the provision of good pedestrian,

vehicular and visual connections to adjacent neighbourhoods, parks and open spaces. These requirements include ensuring:

- “(a) that block size and orientation are similar to those of the surrounding neighbourhoods;
- (b) that new streets are extensions of the existing street grid and align with the existing streets, where possible, allowing for street-oriented development;
- (c) that north-south views are preserved, enhanced or, where possible, created through physical connections to the surrounding neighbourhoods and the waterfront, in the form of streets, view corridors, pedestrian connections and open spaces;
- (d) that consideration is given to utilizing the required safety setback from the rail corridors as open space or roadway or both, particularly in residential areas;
- (g) that access for servicing and parking for any development is from rear lanes, rather than from streets, and that the existing lane system is improved and new lanes introduced where appropriate; and
- (i) that existing streetscapes and public and private pedestrian walkways are improved through such means as tree planting, improved lighting and the provision of street furniture giving particular attention to pedestrian intensive areas such as Queen Street West.”

The Plan identifies the site as Mixed Industrial-Residential Area ‘B’. It re-iterates the in-force Official Plan’s permission to pass by-laws for densities of up to 3.0 times the area of the lot for mixed-use buildings with residential densities of no more than 2.0 times the area of the lot.

The Garrison Common North Part II Plan has been incorporated into the New Official Plan with some modifications.

#### New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and the hearing has begun.

Map 2 Urban Structure identifies the site as Employment Districts. However, this Employment District has been deleted from Map 2 by a modification by the Minister of Municipal Affairs and Housing.

The site is designated Regeneration Area. There is a requirement that development proceed according to a secondary plan process, including the requirement for an area study, as outlined below. Section 4.7 Regeneration Areas states that these areas will provide for a broad mix of

commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form to:

- revitalize areas of the City that are largely vacant or underused;
- create new jobs and homes that use existing infrastructure;
- achieve streetscape improvements and the extension of the open space network; and
- promote the environmental clean-up and re-use of contaminated lands.

According to the New Toronto Official Plan, the framework for development of the Regeneration Area should be set out in the Secondary Plan, addressing:

- urban design guidelines;
- a greening strategy for tree planting, improvements to parks and the acquisition of new parks and open spaces;
- streetscape, park and open space improvements;
- the need for new community services and facilities;
- a heritage strategy identifying important heritage resources and ensuring new buildings are compatible with adjacent heritage buildings;
- environmental policies regarding contaminated lands; and
- transportation policies that encourage transit, walking and cycling over use of the private automobile.

#### New Secondary Plan for Garrison Common North

The New Garrison Common North Secondary Plan re-iterates the objectives outlined in the in-force Garrison Common North Secondary Plan and also identifies the site as part of Area 2. The Plan states:

“Prior to the approval of significant development [in Area 2], an area study of the lands will be completed to include matters such as:

- (a) urban design guidelines;
- (b) a parks and open space plan;
- (c) a community improvement strategy to identify improvements to streets, sidewalks, boulevards and open spaces;

- (d) a community services strategy to monitor the need for new community services;
- (e) environmental policies to identify any necessary site and building clean-ups and deal with the issue of separation/buffering from rail corridors; and
- (f) transportation policies to encourage transit, walking and cycling.”

Map 14-1 in the Secondary Plan indicates that streets should be extended through Area 2, including the extension of Sudbury Street to Queen Street West at Gladstone Avenue, the extension of Northcote Street and the extension of Abell Street.

### Zoning

The zoning on the site is I1 D3, permitting light industrial uses up to a maximum gross floor area of 3.0 times the area of the site. The maximum height permitted on this site is 18.0 metres.

### Site Plan Control

An application for site plan control will be required to implement the proposed changes to the Official Plan and Zoning By-law.

### Reasons for the Application

Amendments to the in-force Part I Official Plan are required because:

- the proposed density (3.54 times the area of the lot) exceeds the residential density contemplated by the Plan of 2.0 times coverage.

Amendments to the in-force Garrison Common North Part II Official Plan and the New Garrison Common North Secondary Plan are required because the application:

- (a) proposes densities significantly higher than those permitted in the in-force Plan;
- (b) does not provide for height and massing which is compatible with adjacent streets and blocks; and
- (c) does not satisfy the additional requirements for sites greater than 1 hectare in size.

A Zoning By-law Amendment is required because the proposal is not permitted by the current zoning of the site. Major differences include but are not limited to the following:

- (a) the proposed residential use is not permitted by the industrial zoning; and
- (b) the proposed height (63 m) exceeds the permitted height (18.0m) by 45 m.

## Issues to be Resolved

The proposed 16-storey building is not compatible with the existing or planned heights within the surrounding area. The tower portion is 2 times the tallest existing building in the immediate area and 5 times taller than the prevailing building heights.

Other issues to be resolved through the review of this project include, but are not limited to:

- significant development being proposed prior to the completion of an area study addressing parks, open spaces, urban design guidelines and community services and facilities;
- shadow impacts;
- significant residential development with no new commercial or industrial space on Employment Lands (Regeneration Area);
- significant residential development located within 30 m of the rail corridor; and
- the need to coordinate the development of appropriate municipal services, including sewers, for the West Queen West Triangle Area.

## Revised Proposal

The issues outlined above were conveyed to the applicant in November 2005. Subsequently, the proponent has tabled a revised proposal which addresses many, but not all, of the concerns raised by City Planning about the original proposal. Concept drawings of the revised proposal are provided in Appendix.

This new proposal consists of two residential buildings framing a central landscaped open space. It allows for the extension of Sudbury Street along the southern edge of the property. It provides for half of the land required to extend Abell Street along the eastern edge of the property. The two new proposed buildings are shorter than the original application. Rather than three rows of 5 ½ storey stacked townhouses and a 16-storey apartment building, the proposed new buildings range in height from 6 to 13 storeys. The west building is 6 storeys at the street edge (18 m) stepping back an additional 2 storeys for a total height of 24 m. The east building is 6 storeys at the street edge, stepping back to 8 storeys and again to 10 storeys for a total height at the south end of the building of 36 m. It is not clear whether these heights would or would not include mechanical penthouses. The resulting total density would be approximately 3.0 times the area of the lot. The proposal also includes a mixture of uses, with live-work units at grade and residential units above.



#### Outstanding fees

The required fee to process these applications is \$75,214.43. Partial payment has been made. The balance of the required fees, based on the original application, is \$29,865.36.

#### Conclusions:

Planning recommends a community meeting be held in February or March of 2006, as part of on-going community consultations regarding the West Queen West Triangle Area Study.

#### Contact:

Elise Hug, Planner, West Section

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Fax: (416) 392-1330

Email: ehug@toronto.ca

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Gary Wright

Director, Community Planning, Toronto and East York District

2998057059

#### List of Attachments:

Attachment 1: Site Plan – original proposal – November 1 2005

Attachment 2: Elevation – original proposal – November 1 2005

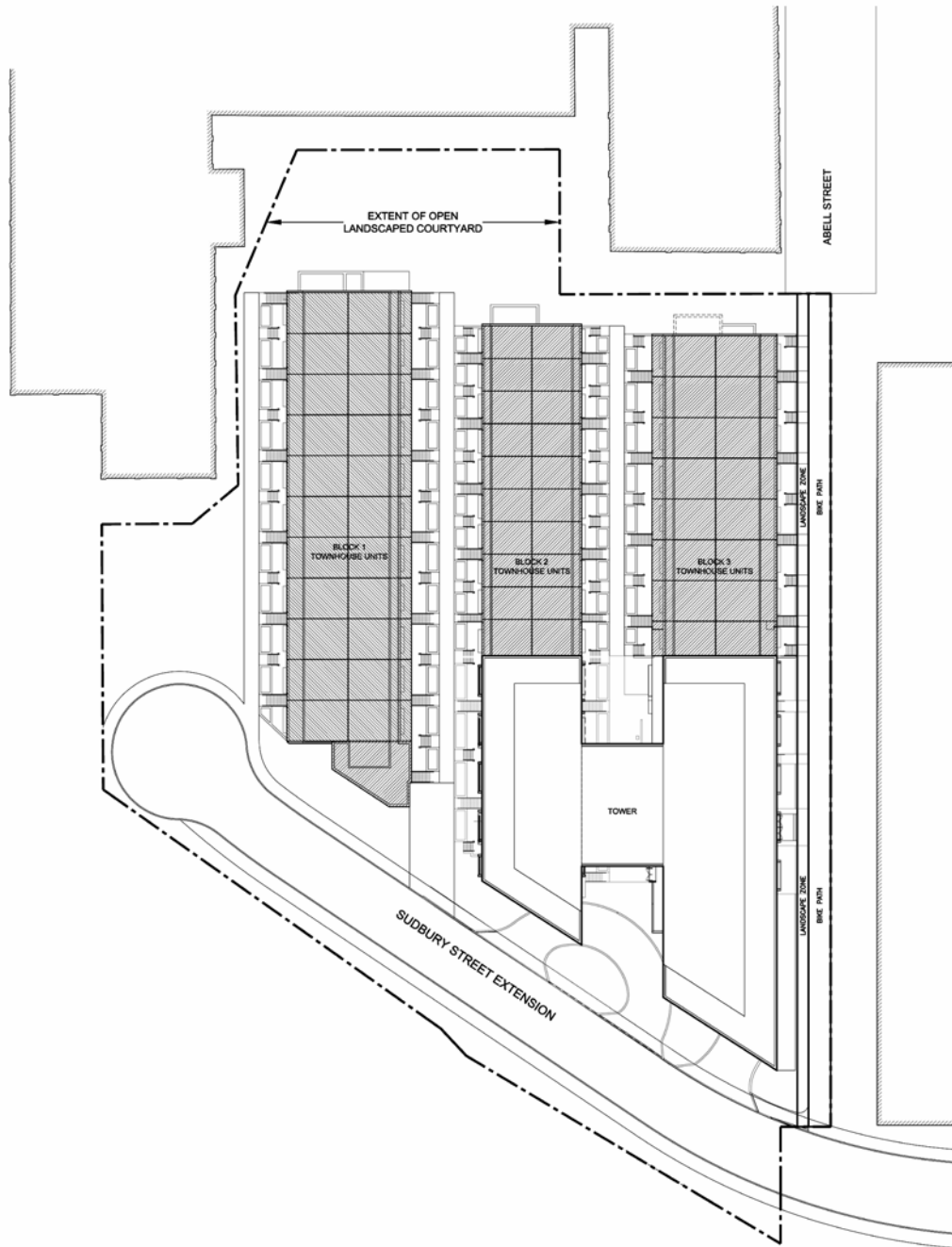
Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet – original proposal – November 1 2005

Attachment 6: Site Plan – revised proposal – January 6 2006

**Attachment 1: Site Plan – original proposal – November 1 2005**



**Site Plan - Original Proposal (November 1 2005)**

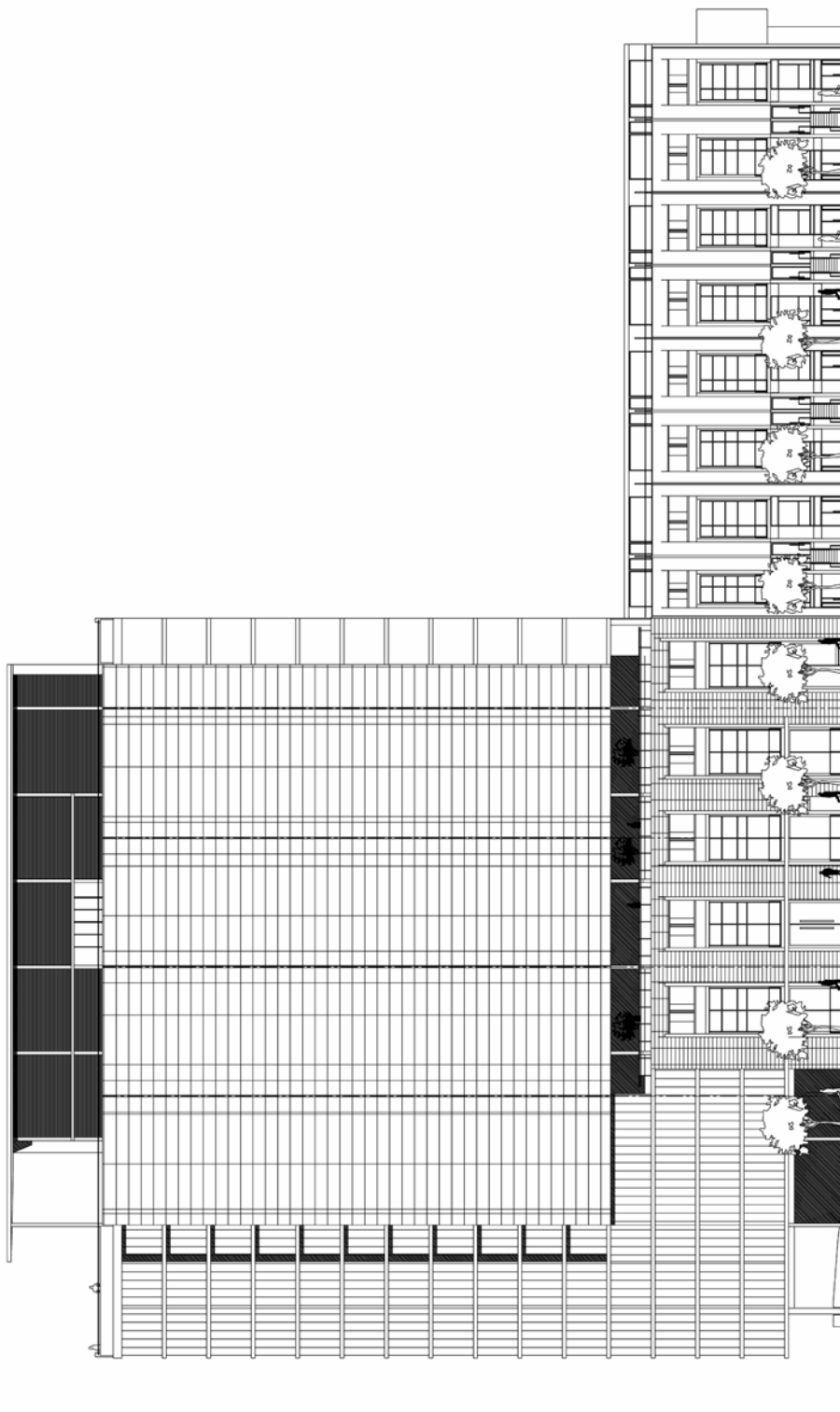
**150 Sudbury Street**

Applicant's Submitted Drawing

Not to Scale   
01/06/06

File # 05\_199171

**Attachment 2: Elevation – original proposal – November 1 2005**



**150 Sudbury Street**

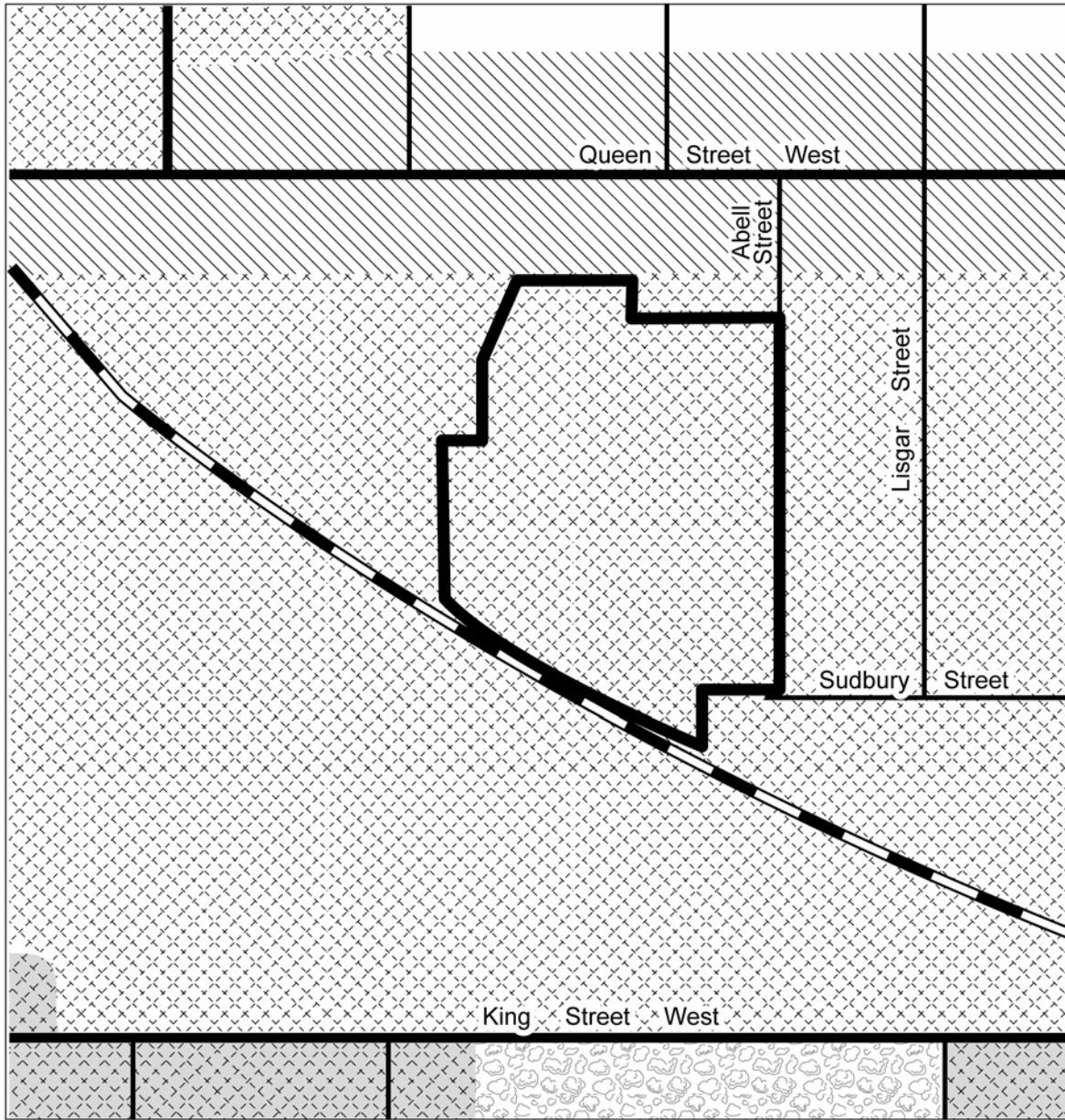
**East Elevation - Original Proposal (November 1 2005)**







Applicant's Submitted Drawing

Not to Scale  
01/05/06

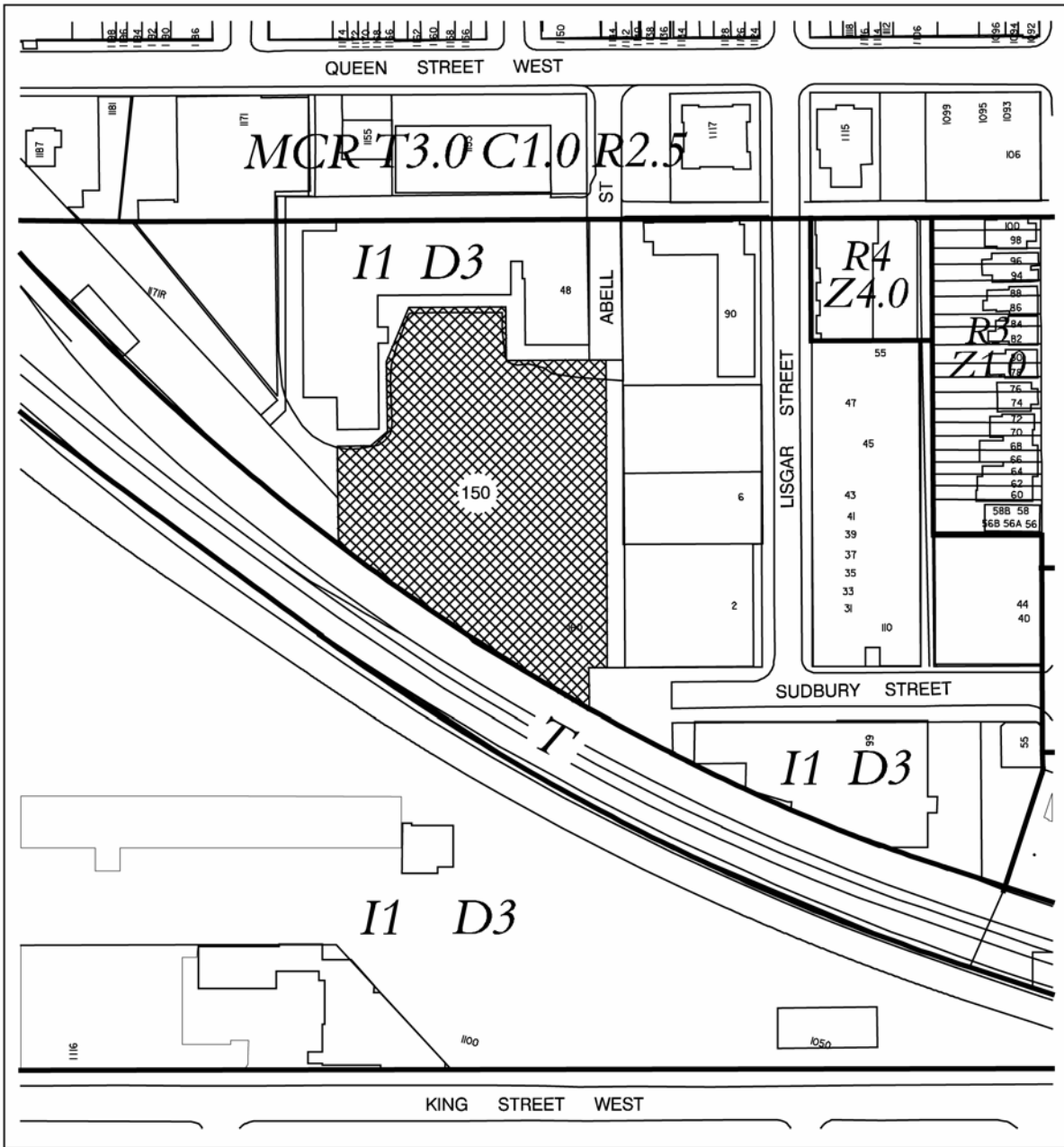
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### Attachment 3: Official Plan



- |  |  |
|--|--|
|  Site   |  Mixed Residential-Industrial Areas |
|  Low Density Residence Areas                    |  General Use Areas                  |
|  Low Density Mixed Commercial-Residential Areas |  Open Space                         |

### Attachment 4: Zoning



150 Sudbury Street  
File # 05\_199171

- R3 Residential District
- R4 Residential District
- MCR Mixed-Use District
- I1 Industrial District
- IC Industrial District
- T Industrial District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 11/28/05 - EM

**Attachment 5: Application Data Sheet – original proposal – November 1 2005**

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 199171 STE 18 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 1, 2005

Municipal Address: 150 SUDBURY ST, TORONTO ON

Location Description: PT ORD. RES. PT ABELL ST CLOSED, RP 66R-17443 PTS, 1,2,3,5,6,9,10,11&12 WITH SUBJECT TO ROW \*\*GRID S1807

Project Description: Proposed rezoning and OPA for 176 townhouse units and a 16-storey building with 308 dwelling units. Outstanding fees as of November 15, 2005 are \$30,397.80, based on total gfa of 35,470 sq.m. Have contacted applicant re: payment.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ANDREW PATON			

**PLANNING CONTROLS**

Official Plan Designation:		Site Specific Provision:	832-00
Zoning:	I1D3	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	10012	Height: Storeys:	16
Frontage (m):	110	Metres:	63
Depth (m):	147.5		
Total Ground Floor Area (sq. m):	3459		Total
Total Residential GFA (sq. m):	35470	Parking Spaces:	349
Total Non-Residential GFA (sq. m):	0	Loading Docks	1
Total GFA (sq. m):	35470		
Lot Coverage Ratio (%):	35		
Floor Space Index:	3.54		

**DWELLING UNITS**

Tenure Type:	Condo
Rooms:	0
Bachelor:	94
1 Bedroom:	285
2 Bedroom:	55
3 + Bedroom:	0
Total Units:	434

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

	<b>Above Grade</b>	<b>Below Grade</b>
Residential GFA (sq. m):	35470	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:**    **PLANNER NAME:**    **Elise Hug, Planner**  
**TELEPHONE:**                      **(416) 392-0758**

Attachment 6: Site Plan – revised proposal – January 6 2006



Site Plan - Alternate Proposal (January 5 2006)

150 Sudbury Street

Applicant's Submitted Drawing

Not to Scale  
01/06/06



File # 05\_199171