

**998 College Street- Zoning Amendment Application - Preliminary Report**

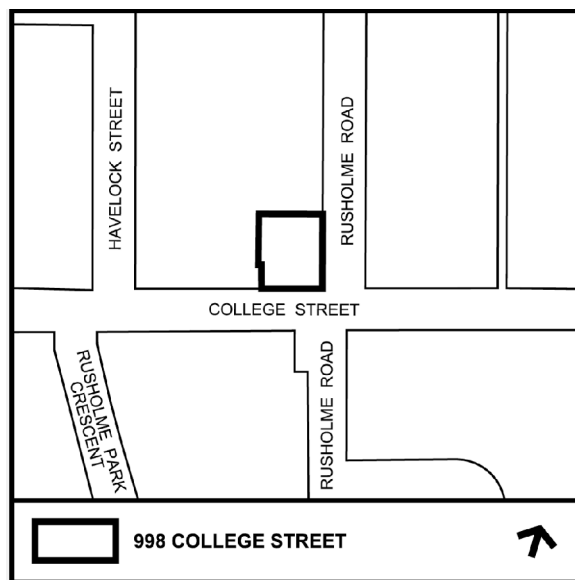
<b>Date:</b>	March 1, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 18 – Davenport
<b>Reference Number:</b>	11 325316 STE 18 OZ

**SUMMARY**

This application proposes an 8-storey mixed-use building with 56 residential units, and 23 parking spaces with access off Rusholme Road, at 998 College Street.

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.

A Community Consultation meeting was held on February 29<sup>th</sup>, 2012. A final report is targeted for the fourth quarter of 2012, assuming that applicant provides all required information in a timely manner.



## **RECOMMENDATIONS**

### **The City Planning Division recommends that:**

1. Notice for the public meeting under the Planning Act for the lands at 998 College Street be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements as well as, provide feedback on the proposal.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes an 8-storey mixed-use building with 56 residential units and 23 parking spaces at 998 College Street, located on the northwest corner of College Street and Rusholme Road. The ground floor of the proposal would contain 367 square metres of retail uses, access to the underground parking garage and a lobby for the residential units above. Fifty-six residential units, totalling 4,536 square metres of density are located above the retail space and are composed of 4 studios, 37 one-bedroom units and 15 two-bedroom units.

Parking is located on one underground level, containing 18 spaces. Five spaces are located at-grade at the rear of the building. Three of these surface spaces are dedicated to visitor parking, and the two remaining spaces are proposed to be car-share spaces. Access to the parking and for servicing is located off Rusholme Road.

### **Site and Surrounding Area**

The 1,091 square metre vacant site is located on the northwest corner of College Street and Rusholme Road.

North: To the north of the site is a residential neighbourhood, comprised of detached and semi-detached houses.

East: To the east of the site is a 4-unit residential building located on the northeast corner of College Street and Rusholme Road. Further east along College Street are mixed-use buildings, mostly 3-stories in height with retail uses at grade and residential units above.

South: On the south side of College Street are 2-storey mixed-use buildings with retail at grade and residential units above. A 1-storey restaurant, setback from the sidewalk is located on the southeast corner of College Street and Rusholme Road. On the west side of Rusholme Road is a newer row of 3-storey townhouses facing College Street.

West: Immediately west of the site are 2, 3-storey mixed-use buildings and further west is a 2 ½ storey semi-detached vacant residential building, and a 3-storey apartment building.

## **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 site is designated "*Mixed Use Areas*" in the City of Toronto Official Plan. 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*" include, but are 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 Healthy Neighbourhoods Section of the Official Plan (Section 2.3.1) identifies that the intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. The plan also states that developments in *Mixed Use Areas* that are

adjacent or close to *Neighbourhoods* will, among other matters, be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density and maintain adequate light and privacy for residents in those *Neighbourhoods*.

In addition to the specific land use policies, and the Healthy Neighbourhood Policies, Section 3.1.2 of the Official Plan contains Built Form Policies. This section of the Plan identifies that our enjoyment of streets and open spaces largely depends upon the visual quality, activity, comfortable environment, and perceived safety of these spaces. These qualities are largely influenced by the built form of adjacent buildings. The Built Form section of the Plan also identifies that the majority of new growth will take place in the areas of the City where intensification is appropriate. These areas include the *Downtown, Centres*, and along *Avenues*.

The Plan identifies that developments must be conceived not only in terms of the individual building site, but how that site, building and facades fit within the existing and/or planned context of the neighbourhood and the City. Policy 3.1.2.3 (a) states that new development will be massed to fit harmoniously within its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, and open spaces by massing buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportions. In addition, Policy 4 identifies that new development will be massed to define the edges of streets, parks, and open spaces at good proportion.

The site is located on an Avenue, as shown on Map 2 – Urban Structure of the Official Plan.

Avenues are “important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents”, according to Section 2.2.3 of the Plan.

The Avenues will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each Avenue will be established through an Avenue Study, resulting in appropriate zoning and design guidelines created in consultation with the local community. The zoning by-law will set out the mix of uses, heights, densities, setbacks and other zoning standards.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors (Policy 3.a) states that development may be permitted on the Avenues prior to an Avenue Study and will be considered on the basis of all of the policies of this Plan. Development applications on the Avenues prior to an Avenue Study are required to be accompanied by an Avenue Segment Study, which discusses the implications for the portion of the Avenue resulting from the proposed development and whether the proposed development would be setting a positive precedent for future development of the remainder of the Avenue.

This proposal will be reviewed against the policies described above as well as the policies of the Official Plan as a whole.

## **Mid-rise Guidelines**

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled Avenues and Mid-Rise Buildings Study and Action Plan, with modifications. The main objective of this City-wide Study is to encourage future intensification along

Toronto's Avenues that is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The Performance Standards are intended to be used as tools to implement both the Official Plan's Avenues and Neighbourhood policies, maintaining a balance between reurbanization and stability. The Performance Standards give guidance about the size, shape and quality of mid-rise buildings and are intended to respect Section 2.3.1 of the Official Plan.

## **Zoning**

The site is located in the former City of Toronto and is subject to Zoning By-law 438-86. The site is zoned MCR T3.0 C1.0 R2.5 with a height limit of 16 metres.

## **Site Plan Control**

A Site Plan application has been filed and is being reviewed concurrently with the Zoning Amendment application.

## **Reasons for the Application**

A Zoning Amendment application is required to permit the scale and density proposed by the application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale
- Functional Servicing and Stormwater Management Report
- Traffic Impact and Parking Study
- Shadow Studies
- Toronto Green Standard Checklist
- Arborist Report

A Notification of Complete Application was issued on January 24, 2012. The applicant has been requested to, and will be submitting an Avenue Segment Study pursuant to the Official Plan.

### **Issues to be Resolved**

The proposal will be reviewed with respect to the following issues:

- Conformity with the Official Plan
- Compliance with the Council adopted Mid-rise guidelines
- Site access and traffic impact on the residential neighbourhood to the north
- Possibility of sharing access with the four properties to the west of the subject site
- Circulation to City Divisions

A Community Consultation meeting was held on February 29<sup>th</sup>, 2012. Approximately 80 people attended to learn more about the project, ask questions and provide feedback. Some of the concerns that were raised included: proposed height, increased traffic and the impact of the traffic on the neighbourhood to the north, the number of units, the size of the units, overlook and privacy concerns and the number of parking spaces provided. These issues will also have to be addressed through the review of the application.

## **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**

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E-mail: sshipps1@toronto.ca

## **SIGNATURE**

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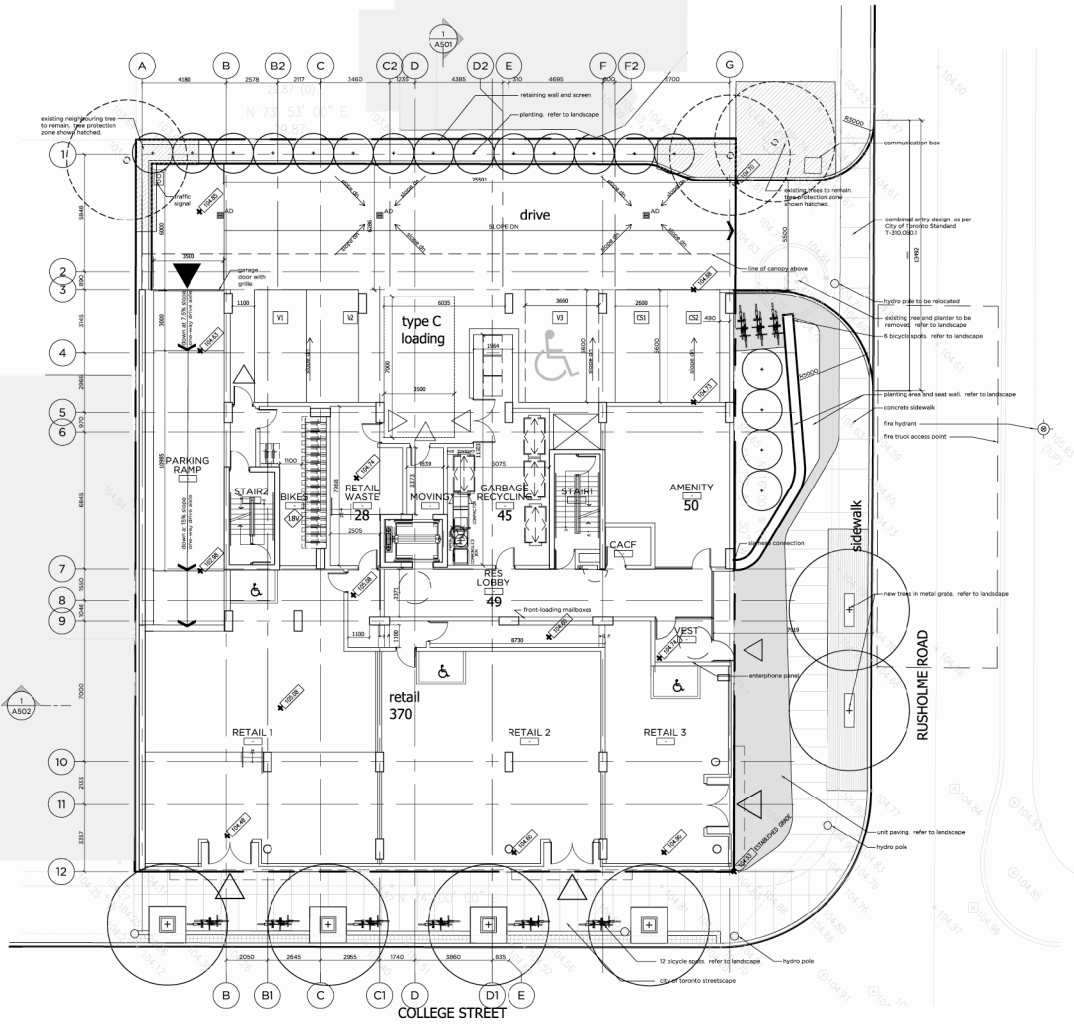
Gregg Lintern, Director, MCIP, RPP  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Ground Floor Plan  
Attachment 2: Roof Plan  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: North Elevation  
Attachment 6: West Elevation  
Attachment 7: Official Plan  
Attachment 8: Zoning  
Attachment 9: Application Data Sheet

# Attachment 1: Ground Floor Plan



LEVEL 1 ( GROUND FLOOR ) Elevation

## Elevations

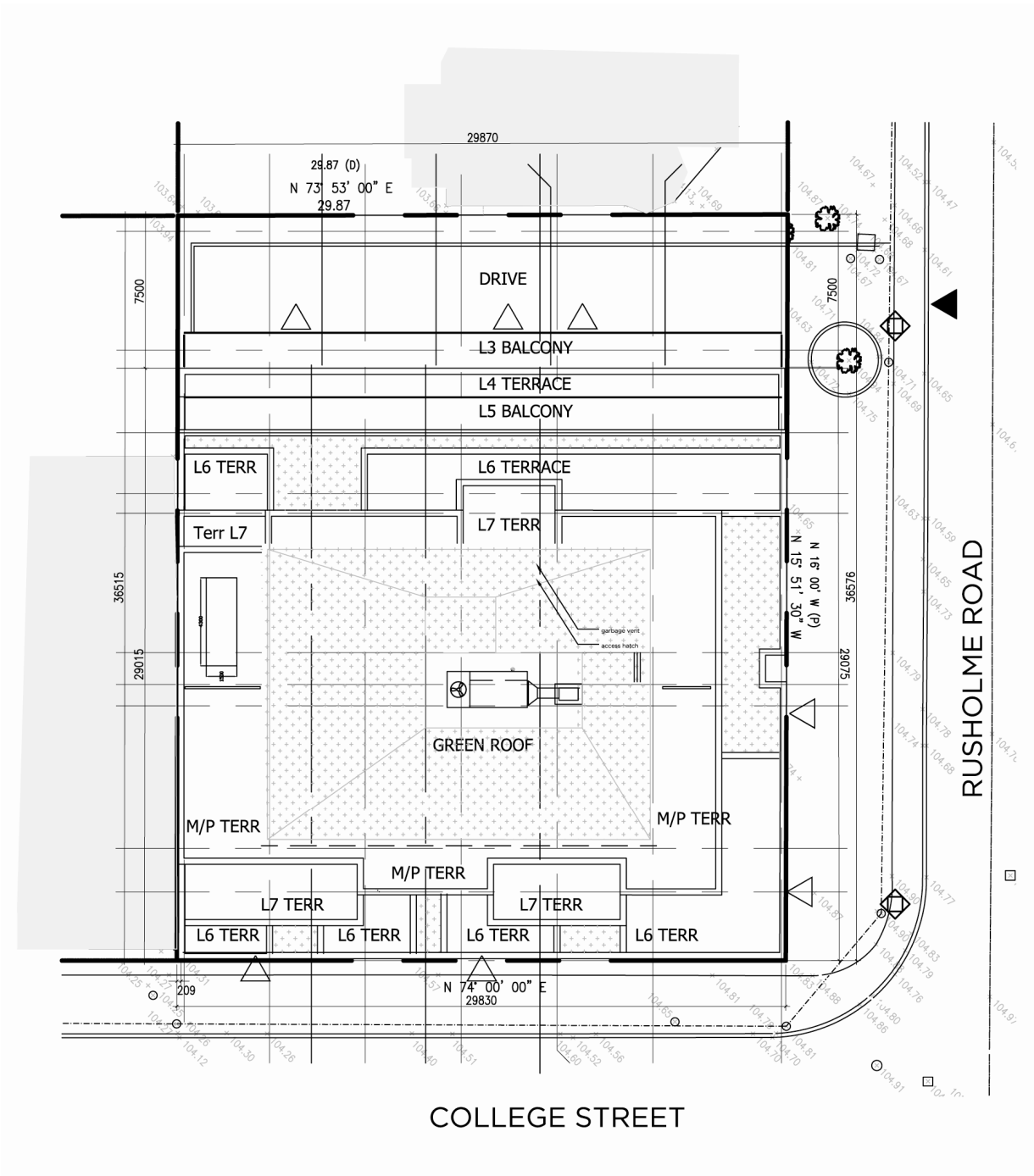
Applicant's Submitted Drawing

Not to Scale  
02/15/12

998 College Street

File # 11\_325316\_02

## Attachment 2: Roof Plan



### Site Plan

998 College Street

Applicant's Submitted Drawing

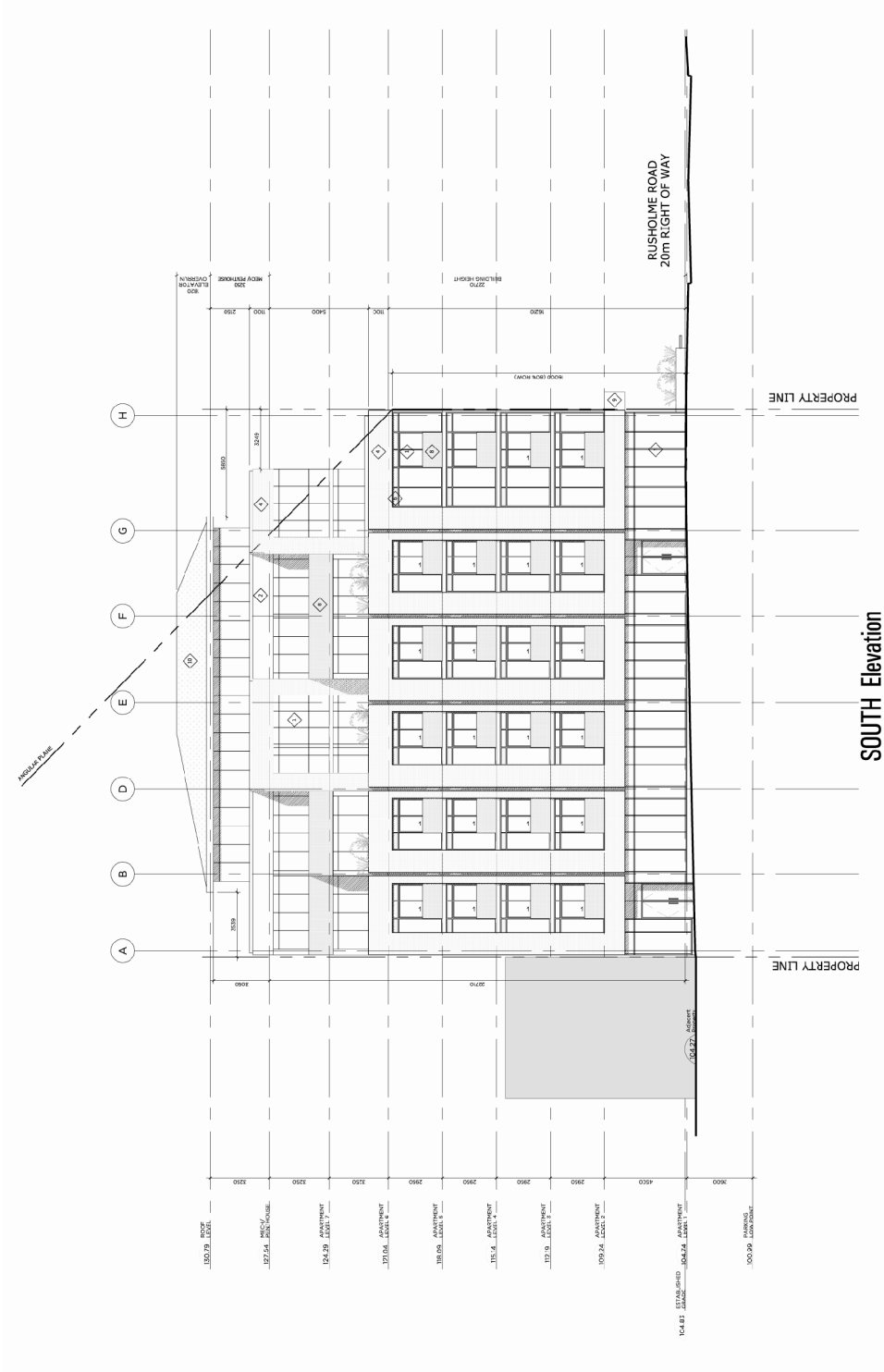
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# Attachment 3: South Elevation



998 College Street

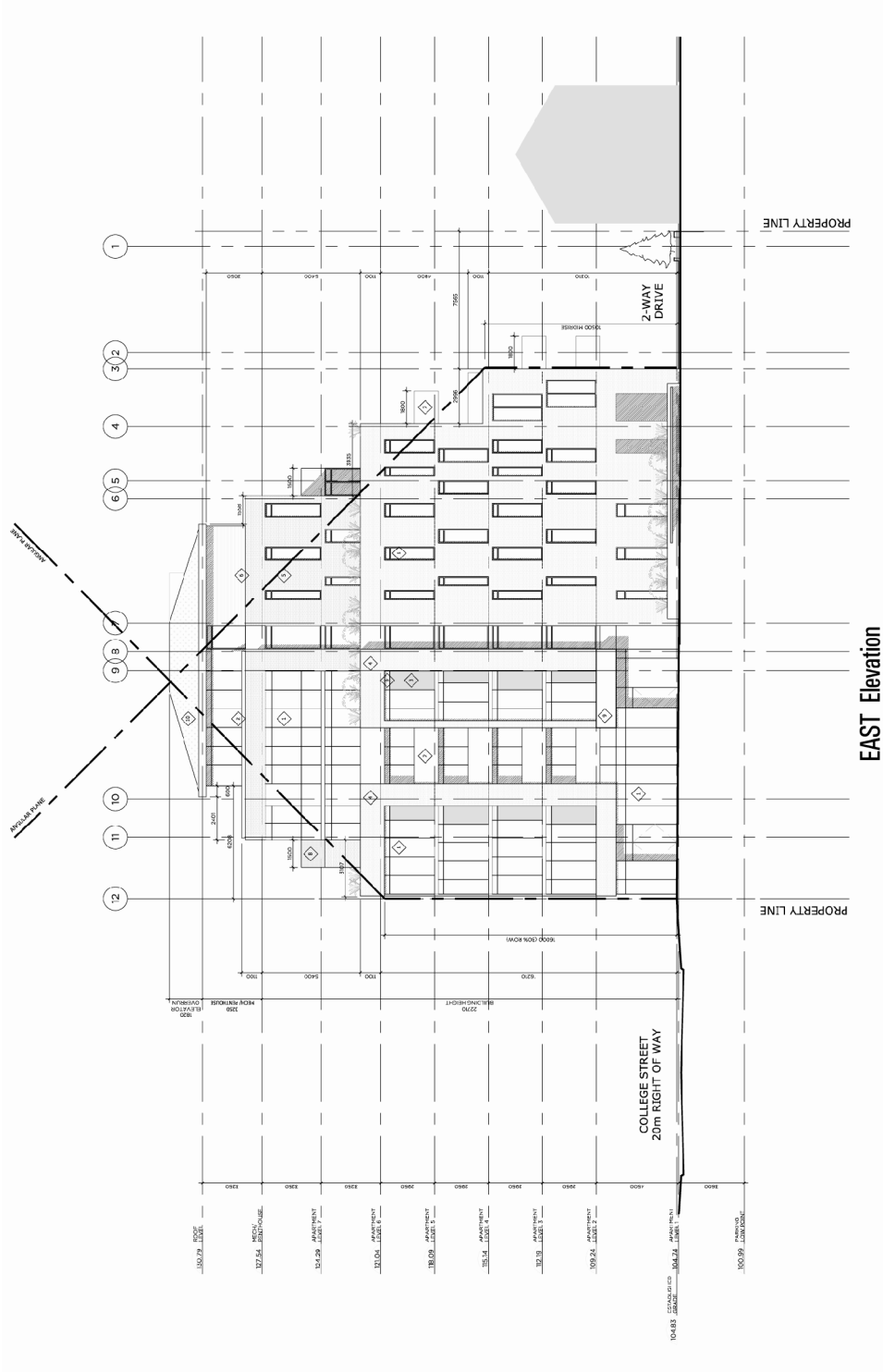
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Elevations

Applicant's Submitted Drawing

Not to Scale  
02/15/2012

# Attachment 4: East Elevation



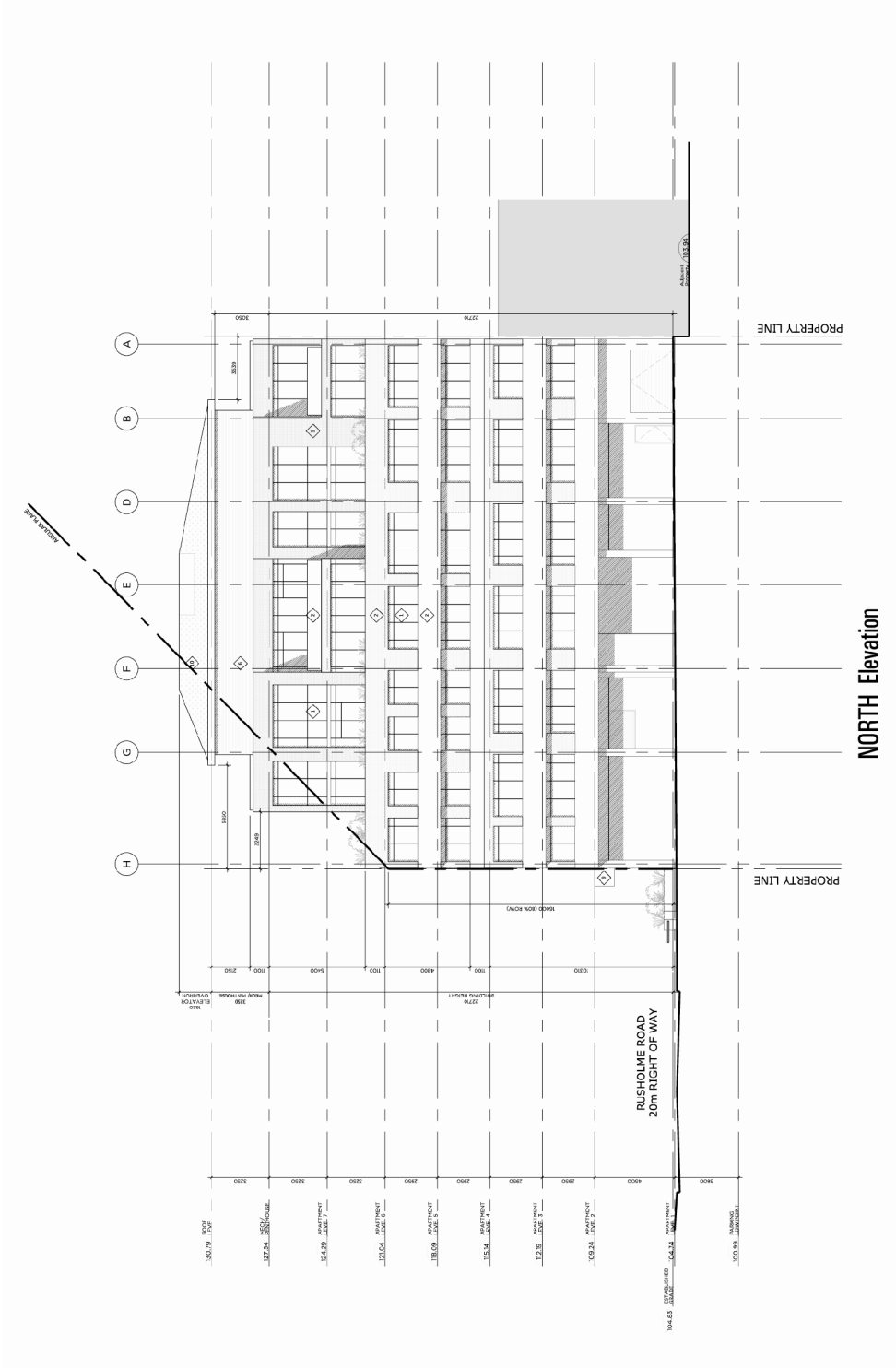
998 College Street

File # 11\_325316\_02

EAST Elevation

Elevations  
 Applicant's Submitted Drawing  
 Not to Scale  
 02/15/2012

# Attachment 5: North Elevation

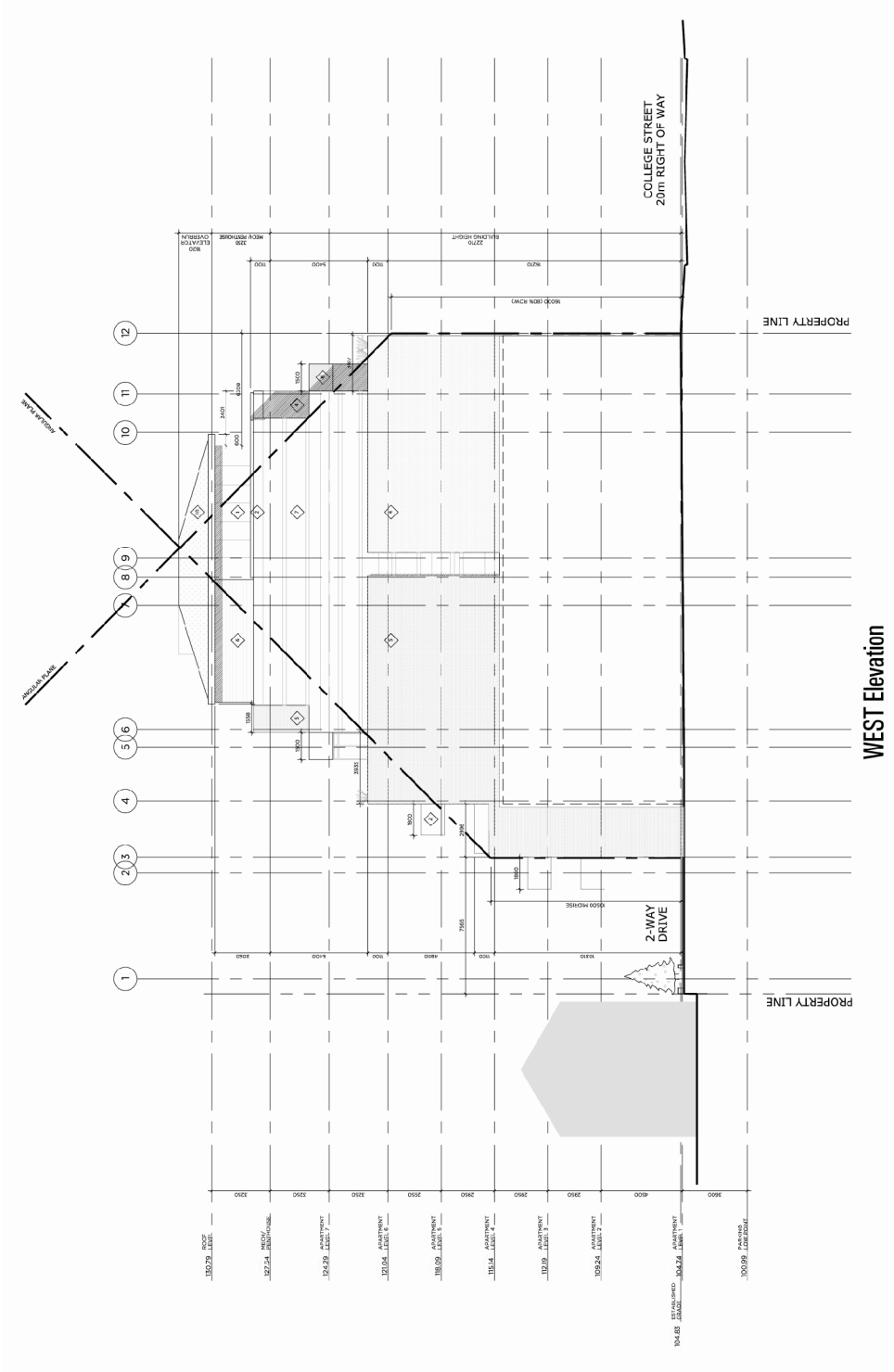


998 College Street

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 02/15/2012

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# Attachment 6: West Elevation



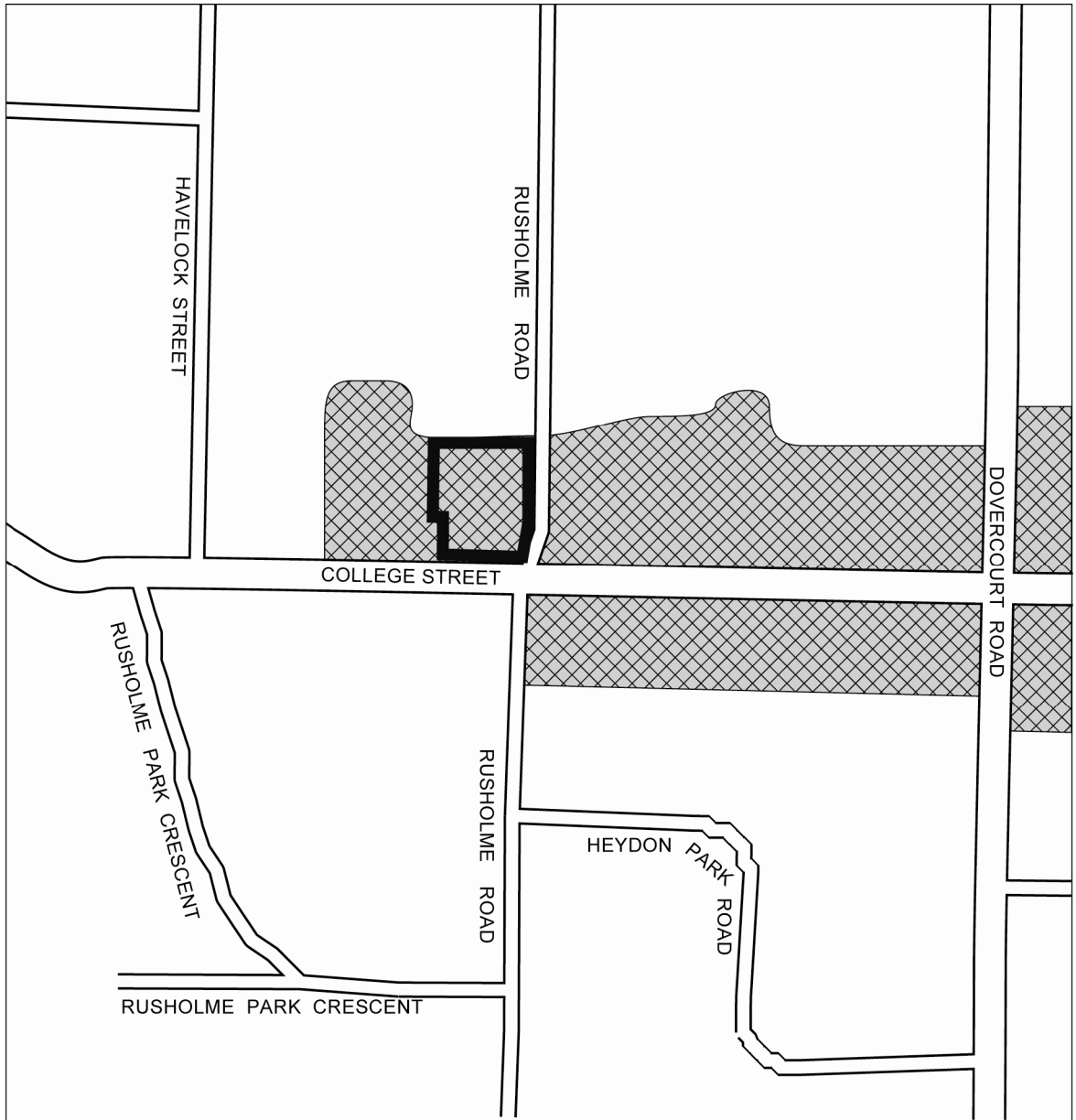
998 College Street

Elevations  
 Applicant's Submitted Drawing

Not to Scale  
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File # 11\_325316\_02

**Attachment 7: Official Plan**



 **Toronto** City Planning  
**Official Plan**

**998 College Street**

File # 11\_325316

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas

  
Not to Scale  
02/16/2012



### Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	11 325316 STE 18 OZ
Details	Rezoning, Standard	Application Date:	December 13, 2011

Municipal Address: 998 COLLEGE ST  
 Location Description: PLAN 405 LOTS 102 & 103 PT LOT 104 \*\*GRID S1805  
 Project Description: Proposal for a 8-storey mixed use building with 56 residential units and retail at grade. 23 parking spaces will be located underground and at the rear of the proposed building with access from Rusholme Road.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
CRAIG HUNTER		RAW Architects	

#### PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas	Site Specific Provision: N
Zoning: MCR T3.0 C1.0 R2.5	Historical Status: N
Height Limit (m): 16 metres	Site Plan Control Area: Y

#### PROJECT INFORMATION

Site Area (sq. m):	1091	Height:	Storeys:	8
Frontage (m):	29.833		Metres:	22.71
Depth (m):	36.59			
Total Ground Floor Area (sq. m):	475			<b>Total</b>
Total Residential GFA (sq. m):	4486		Parking Spaces:	23
Total Non-Residential GFA (sq. m):	367		Loading Docks	1
Total GFA (sq. m):	4853			
Lot Coverage Ratio (%):	43.5			
Floor Space Index:	4.45			

#### DWELLING UNITS

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

	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4486	0
Bachelor:	4	Retail GFA (sq. m):	367	0
1 Bedroom:	37	Office GFA (sq. m):	0	0
2 Bedroom:	15	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	56			

**CONTACT: PLANNER NAME: Sarah Phipps, Senior Planner**  
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