

**282 St Clair Avenue West -
Official Plan Amendment and Zoning Amendment
Applications - Preliminary Report**

Date:	August 14, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	12 142035 STE 22 OZ

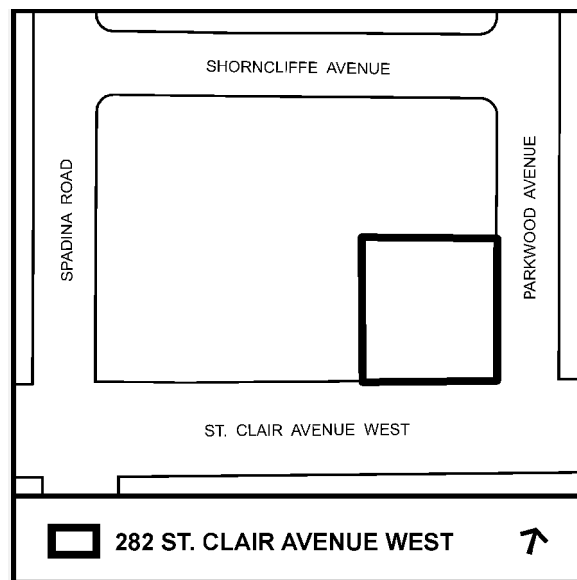
SUMMARY

This application proposes to amend the Official Plan and Zoning By-law in order to permit the construction of a new 11-storey mixed-use building, with retail at grade, complete with 136 dwelling units and 98 below-grade parking spaces at 282 St Clair Avenue West.

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

The next step is to undertake a community consultation meeting, to enable the public to review and provide input on the application and ask questions of City staff and the applicant. This meeting is scheduled for September 24, 2012.

The Final Report is targeted for the second quarter of 2013. This target date assumes the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. The meeting scheduled by the City Planning Division on September 24, 2012 be deemed the non-statutory community consultation meeting.
2. 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

A previous Committee of Adjustment decision (file no. A065/06TEY) made in February 2007 approved a proposal to add the following to an existing 2-storey L-shaped seniors' residence: a two-storey addition over the western portion of the building; a three-storey addition over the remainder of the building; a five-storey addition on the east side; a stepped addition on the north side consisting of a four-storey portion and a two-storey portion and a canopy at the front. The approved proposal had 62 residences, a total GFA of 5,514.8 sq m (2.49 density), and total height of 18.78 m.

A Site Plan application was also submitted. The Site Plan Notice of Approval Conditions were issued January 14, 2008 and Final Approval was granted July 15, 2008. A Site Plan Agreement was entered into with the City and registered on April 28, 2008 (Instrument no. AT1764907).

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant where preliminary designs were presented to staff.

In reviewing the pre-application drawings, staff indicated the following:

- A mid-rise building was supportable if it could achieve performance measures as outlined in the Mid-rise Buildings Guidelines, such as:
 - Transition of massing;
 - Front and rear angular planes requirements;
 - Setbacks from and compatibility with the adjacent *Neighbourhoods* to the rear of the site;
 - Appropriate shadow impacts to the *Neighbourhoods* to the rear.

Also requested were setbacks to the Parkwood Avenue frontage in order to provide an appropriate transition from the property to the north.

While some of staff's concerns were addressed by the current submission, outstanding issues such as angular planes, height and massing, and shadow impact are of concern or are not acceptable to staff.

ISSUE BACKGROUND

Proposal

The applicant proposes to demolish the existing structure at 282 St Clair Avenue West and replace it with a new 11-storey mixed-use building. The proposed building has a maximum height of 11-storeys (40 metres to roof of wrapped mechanical penthouse). The building provides stepbacks at the 7th and 11th levels on the St. Clair Avenue West frontage, stepbacks at the 10th and 11th levels on the Parkwood frontage, and a series of stepbacks in the form of terraces at the 9th and 10th floors at rear portion of the building. The building is setback 7.5 metres from rear lot line at its closest part abutting the low-rise residential neighbourhood, and 1.35 metres from the west lot line. The proposed Floor Space Index is 5.11 and the Percent Lot Coverage is 46.36%.

The proposed development consists of 11,280 square metres of residential gross floor area, containing 136 residential units. There is a proposed unit mix of 27 two-bedroom units, 101 one-bedroom units, 1 bachelor, and 7 townhouses. Residential parking is proposed in a 2-level underground parking garage, comprised of 93 residential parking spaces and 5 spaces to be used for visitors. A Type B loading space has been provided. The proposal provides for 278 square metres of indoor, and 113.2 square metres of outdoor amenity space for residents on the second level. Also proposed are 20 visitor bicycle parking spaces at-grade, and 96 residential bicycle parking spaces within the below-grade garage.

The ground floor will contain 150 square metres of retail/commercial uses at the pedestrian level, with entry from the St. Clair Avenue West frontage. The residential entry will be located on the Parkwood Avenue frontage on the east side. It is proposed that the site will be accessed from a vehicular driveway on the Parkwood Avenue frontage close to the north lot line. Drop off and pick up, as well as garbage and loading facilities, will be located on site, at the rear of the property.

The Site Plan, Ground Floor Plan, Elevations and a Building Section are included in Attachments 1-7. Additional project information is included in Attachment 6 of this report (Application Data Sheet).

Site and Surrounding Area

The subject site is square shaped and approximately 1050 square metres (11,302 square feet) in size. The frontages on St Clair Avenue West and Parkwood Avenue are approximately 46 metres and 47 metres respectively. There is a significant grade change on site with the north property line approximately 3.5 metres higher than the south property line. The subject site is currently occupied by a partially demolished 3-storey building.

The following uses about the property:

North: 2-3 storey low-rise detached houses within a stable *Neighbourhoods* designated area.

South: Sir Winston Churchill Park and the Nordheimer Ravine.

East: 4-storey apartment building on the north-east corner of St Clair Avenue West and Parkwood Avenue.

West: 2-2.5 storey house-form buildings previously used as medical offices. Recently these sites achieved Committee of Adjustment approval to construct 4-storey townhouses with 13 units and one level of below grade parking.

The following uses are in the surrounding area:

The predominant land uses along this portion of the St. Clair Avenue West corridor are low to mid-rise apartments, townhouses, offices (mostly in house-form buildings), and some institutional uses. While majority of redevelopment along this part of the corridor occurred in the 1960's, there have been several smaller mid-rise developments recently approved that conform to Official Plan Area Specific Policy 221:

Address	Date Built/Approved	Height (m or storeys)
282 St Clair Ave W	2006/2007	18.78 m; 7 storeys
262 St Clair Ave W	2006/2007	23 m;7 storeys
263 Russell Hill Rd	1964	7 storeys
265 Russell Hill Rd	1964	7 storeys
78 Warren Rd	1964	7 storeys
82 Warren Rd	1964	7 storeys
268 Poplar Plains Rd	1955	10 storeys
355 St Clair Ave W	1969	25 storeys

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 City's Official Plan designates the subject site *Apartment Neighbourhoods* on Map 17- Land Use Plan. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the need of area residents.

The Official Plan distinguishes *Apartment Neighbourhoods* from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development. In addition, *Apartment Neighbourhoods* are stable areas of the City where significant growth is not anticipated. New development in *Apartment Neighbourhoods* is subject to criteria respecting location, massing, transition to lower scale *Neighbourhoods* and areas of different development intensity, and minimizing shadow impacts, among others.

Map 3 in the Official Plan shows that the anticipated Right-of-Way width of St Clair Avenue West is 30 metres. If the existing street width is less than 30 metres, the applicant will be required to convey a portion of their land to the City to achieve this width. This segment of St Clair Avenue West is also identified as a Transit Priority Segment on Map 5, Surface Transit Priority Network.

The development site is also subject to Area Specific Official Plan Policy 221 which covers the area on St Clair Avenue West from Tweedsmuir Avenue to the west, to Forest Hill Road to the east. Policy 221 states that development in *Apartment Neighbourhoods* will generally be in the range of 4 to 6 stories in height. The applicant has submitted an application to amend the Official Plan regarding this policy.

Zoning

The current zoning for the site in City of Toronto By-law 438-86 is R4 Z2.0. This is a residential zoning designation that allows a number of residential and non-residential uses, including an apartment building, having a gross floor area of up to 2.0 times the lot area. The maximum permitted height is 14.0 metres. The zoning map is included in Attachment 5.

Site Plan Control

The proposal is subject to Site Plan Control. The applicant has submitted an application concurrently with the Official Plan Amendment and Rezoning applications.

Tree Preservation

The applicant has submitted an Arborist Report which indicates that the applicant proposes to remove three (3) private trees which meet the criteria for protection under the City's Private Tree By-law, and as such would require Council approval. The Report also indicates that five (5) private trees situated on adjacent private properties, and four (4) public trees, are intended to be preserved.

Reasons for the Application

The proposed development does not comply with certain standards contained in the Zoning By-law, in particular as they relate to height and density. The proposed density of 5.11 times the lot area exceeds the maximum total density of 2.0 times permitted by the Zoning By-law. At 11-storeys and 40 metres in height, the proposal exceeds the maximum 14 metre height limit permitted by the Zoning By-law. Additional variances to the Zoning By-law will be confirmed through the review of the application.

The proposal also exceeds the maximum permitted range in height of 4 to 6-storeys for *Apartment Neighbourhoods* designed sites, as per Area Specific Official Plan Policy 221.

COMMENTS

Application Submission

A Notification of Incomplete Application issued on March 28, 2012 identified the outstanding material required for a complete application submission as follows:

- Planning Rationale
- Pedestrian Wind Study
- Sun/Shadow Study
- Arborist Report
- Green Development Standards Checklist & Template
- Servicing and Stormwater Management Reports & Plans
- Parking & Loading Studies
- Transportation Impact Study
- Draft Amendment
- Additional copies of Architectural Plans

The majority of the outstanding material was submitted on July 4, 2012, however a Notification of Incomplete Application was issued on July 26, 2012 identifying the need for a submission of Shadow Studies as per the City's Terms of Reference. A Notification of Complete Application was subsequently issued on July 27, 2012.

The reports/studies submitted after application was originally filed include the following:

- Planning Rationale Report, prepared by Bousfields Inc.;
- Traffic Impact Study, prepared by LEA Consulting Ltd.;
- Arborist Report, prepared by Urban Forest Innovations Inc.;

- Site Servicing & SWM Report, prepared by MMM Group Ltd;
- Shadow Studies, prepared by Hariri Pontarini Architects.
- Pedestrian Wind Assessment, prepared by Gradient Microclimate Engineering Inc.

Community Consultation

A community consultation meeting is scheduled for September 24, 2012. Notice for the community consultation meeting has been given to landowners and residents within 120 metres of the site.

Policies and Guidelines

Planning staff believe that a mid-rise building is appropriate for the site. However, the site is not identified as being within an area that is subject to the City's Mid-Rise Guidelines as adopted by Council on July 6, 7 and 8, 2010. This is due to the site being within Area Specific Policy 221, and not on a street designated as an *Avenue*.

Notwithstanding the above, some of the performance measures in the Mid-Rise Building Guidelines, can provide guidance in the evaluation of proposals for this site, tempered by the consideration that the Mid-Rise Guidelines may permit a more intensive form of development than is appropriate for the site. In addition, the overall height and transition of massing should have regard for Official Plan Site and Area Specific Policy 221 and the prevailing landscaped and setback character of the area.

Other Official Plan policies also apply. Section 2.3.1 (Healthy Neighbourhoods) of the Official Plan states that development in *Apartment Neighbourhoods* that are adjacent or in proximity to *Neighbourhoods* should:

- i. be compatible with those *Neighbourhoods*;
- ii. provide gradual transition in scale and density, as necessary to achieve the objectives of the Plan through the stepping down of new buildings towards and the setting back of new buildings from the *Neighbourhoods*;
- iii. maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- iv. attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

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 and Statistics Template have been submitted by the applicant. Further review will be conducted by City staff for compliance with the Tier 1 performance measures.

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

- Adherence to the Apartment Neighbourhood policies of the Official Plan for infill development within Apartment Neighbourhoods (Section 4.2.2)
- Overall height and transition of massing including regard for Official Plan Area Specific Policy 221 and the prevailing landscaped and setback character of the area;
- Application and penetration of front and rear angular planes;
- Number of proposed residential and visitor vehicular parking spaces;
- Setbacks and step backs on the Parkwood and St. Clair Avenue frontages;
- Shadow impact to *Neighbourhoods* designated properties;
- Privacy and overlook concerns to properties to the north of subject site; and,
- The appropriateness of the proposed retail uses at grade.

The proposed development is currently 39.6 m in height and the 11th level consists of the mechanical penthouse wrapped on the east and south sides with residential units and their associated terraces.

The proposed 11-storey apartment building does not comply with Official Plan Area Specific Policy 221 which only permits heights in the general range of 4-6 storeys in *Apartment Neighbourhoods*.

Section 4.2.2 of the Official Plan provides policies related to development in Apartment Neighbourhoods. In particular, issues related to transition to Neighbourhoods and shadowing on Neighbourhoods must be addressed.

It should be noted that the Mid-Rise Guidelines were developed to set minimum standards for *Avenues* which are identified as growth areas in the Official Plan. The proposal is located in an area which is not identified for growth in the Official Plan, yet it does not comply with the Guidelines. Staff will be encouraging the applicant to redesign their proposal.

CONCLUSION

The proposal submitted is not acceptable in its current form.

Planning staff have communicated their concerns to the applicant and will require the proposal to be revised to address the issues raised above. Additional issues may be identified through further review of the application, agency comments and the community consultation process.

CONTACT

Sipo Maphangoh, Planner

Tel. No. 416-338-5747

Fax No. 416-392-1330

E-mail: smaphan@toronto.ca

SIGNATURE

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

(P:\2012\Cluster B\pln\TEYCC\20171985010.doc) - smc

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

Attachment 4: West Elevation

Attachment 5: East Elevation

Attachment 6: North-South Building Section

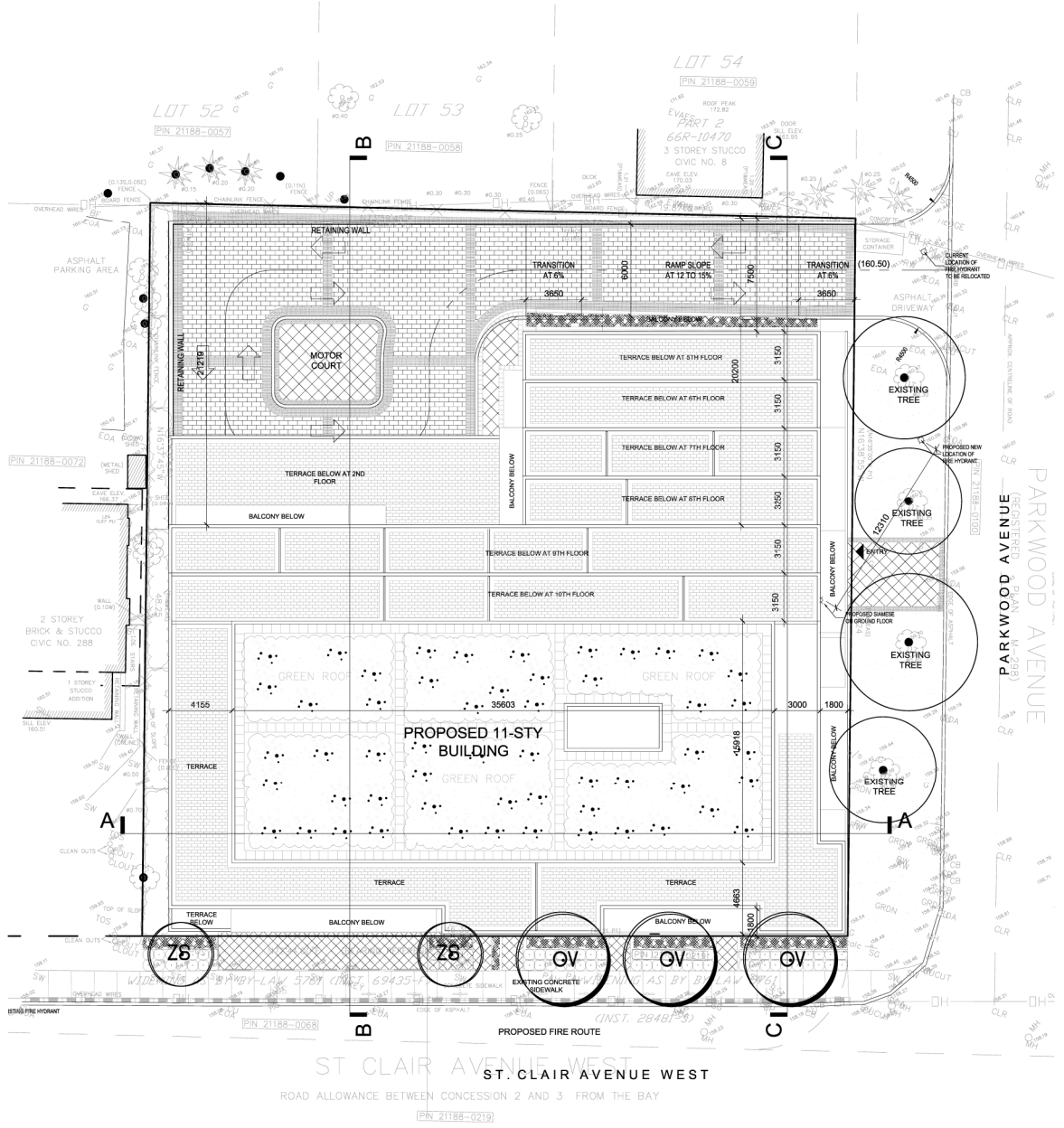
Attachment 7: Zoning

Attachment 8: Official Plan

Attachment 9: Official Plan Area Specific Policy 221

Attachment 10: Application Data Sheet

Attachment 1: Site Plan



Site Plan

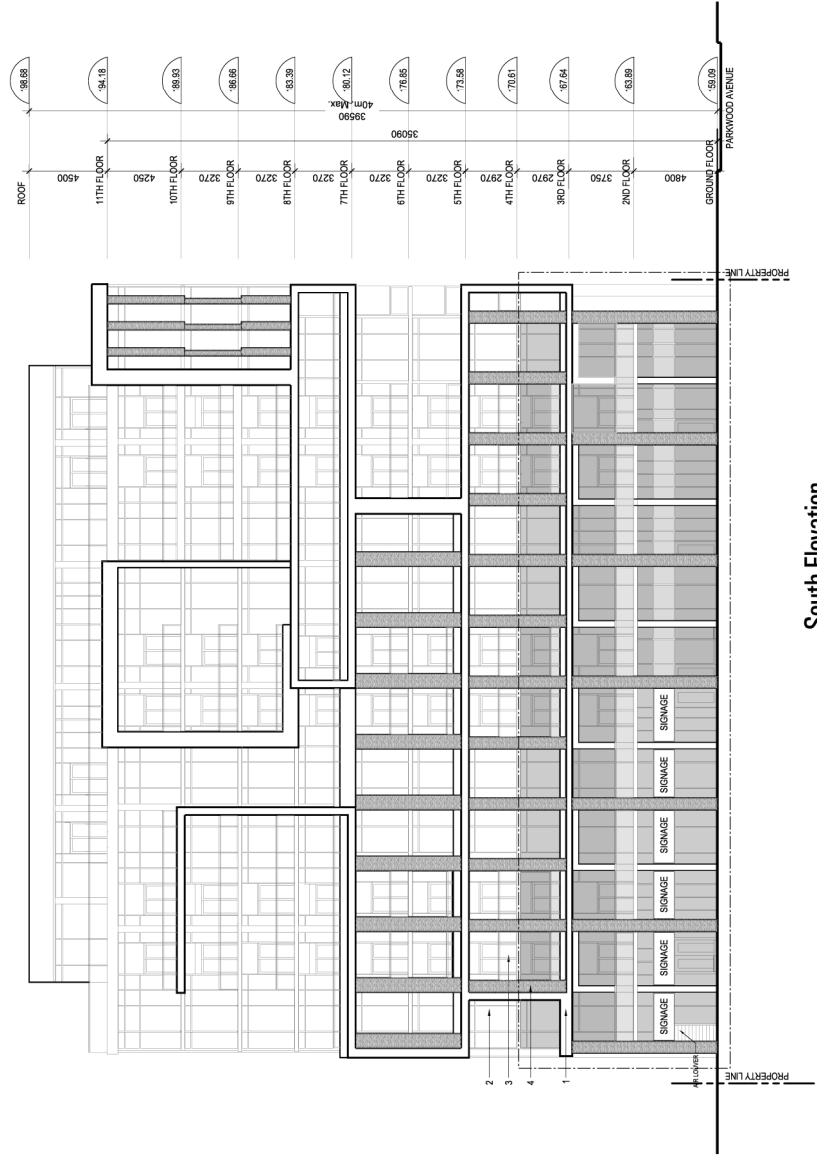
282 St. Clair Avenue West

Applicant's Submitted Drawing

Not to Scale
07/24/2012

File # 12 142035 02

Attachment 2: South Elevation



South Elevation

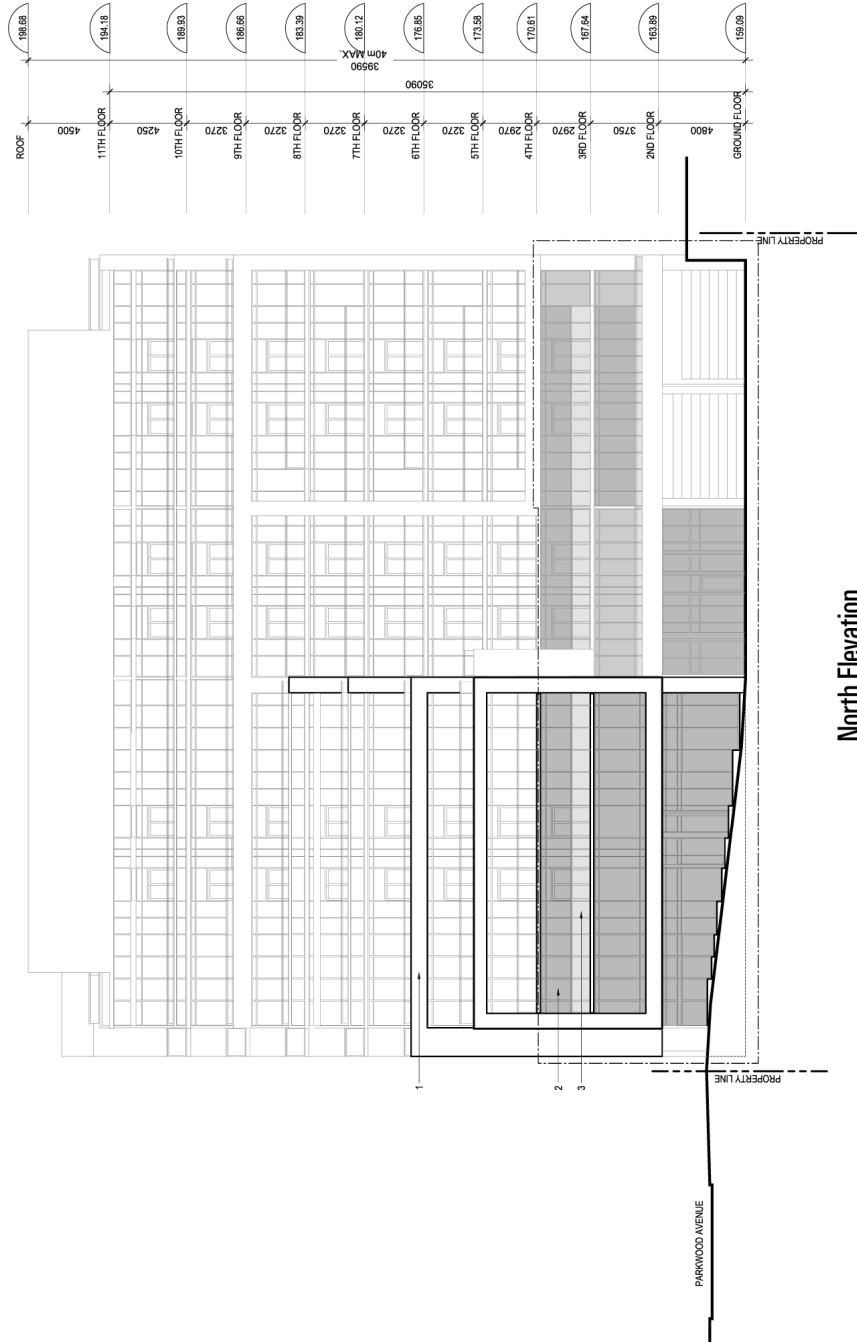
282 St. Clair Avenue West

Elevations
Applicant's Submitted Drawing

Not to Scale
07/24/2012

File # 12 142035 0Z

Attachment 3: North Elevation



North Elevation

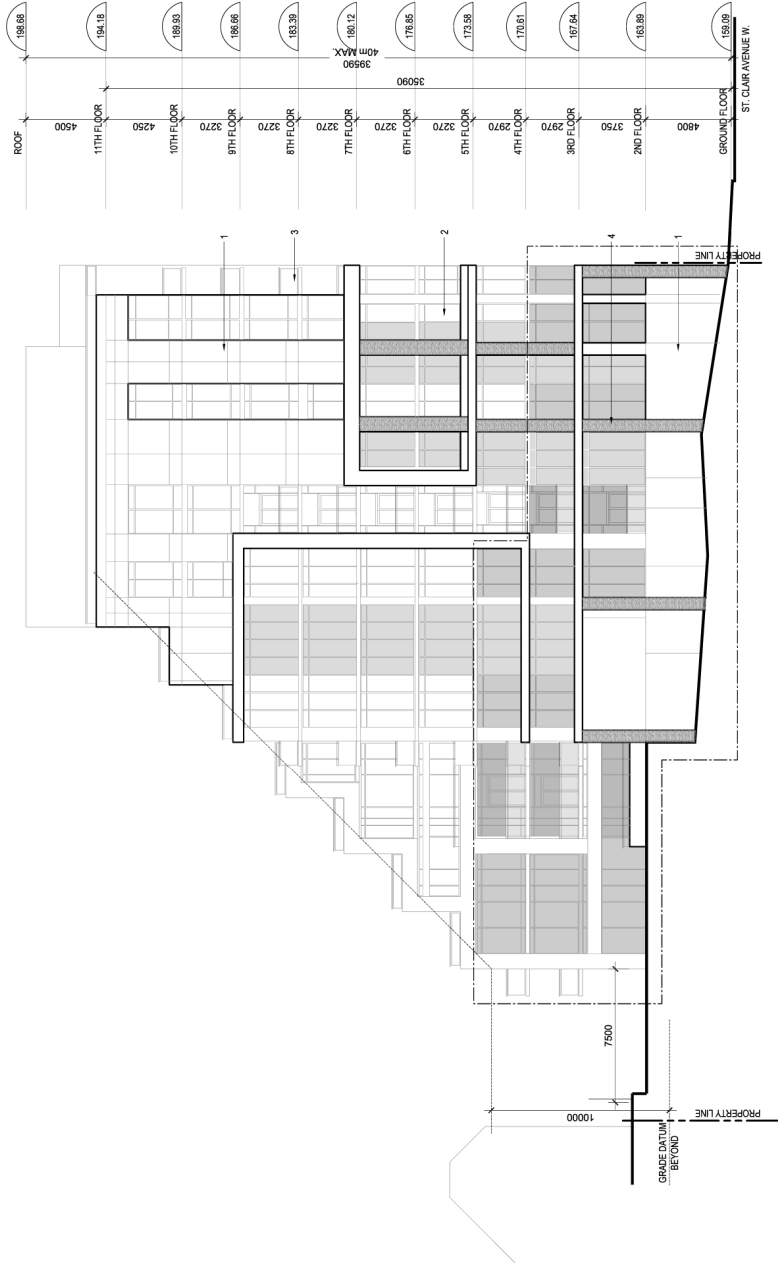
282 St. Clair Avenue West

Elevations
 Applicant's Submitted Drawing

Not to Scale
 07/24/2012

File # 12 142035 0Z

Attachment 4: West Elevation



West Elevation

282 St. Clair Avenue West

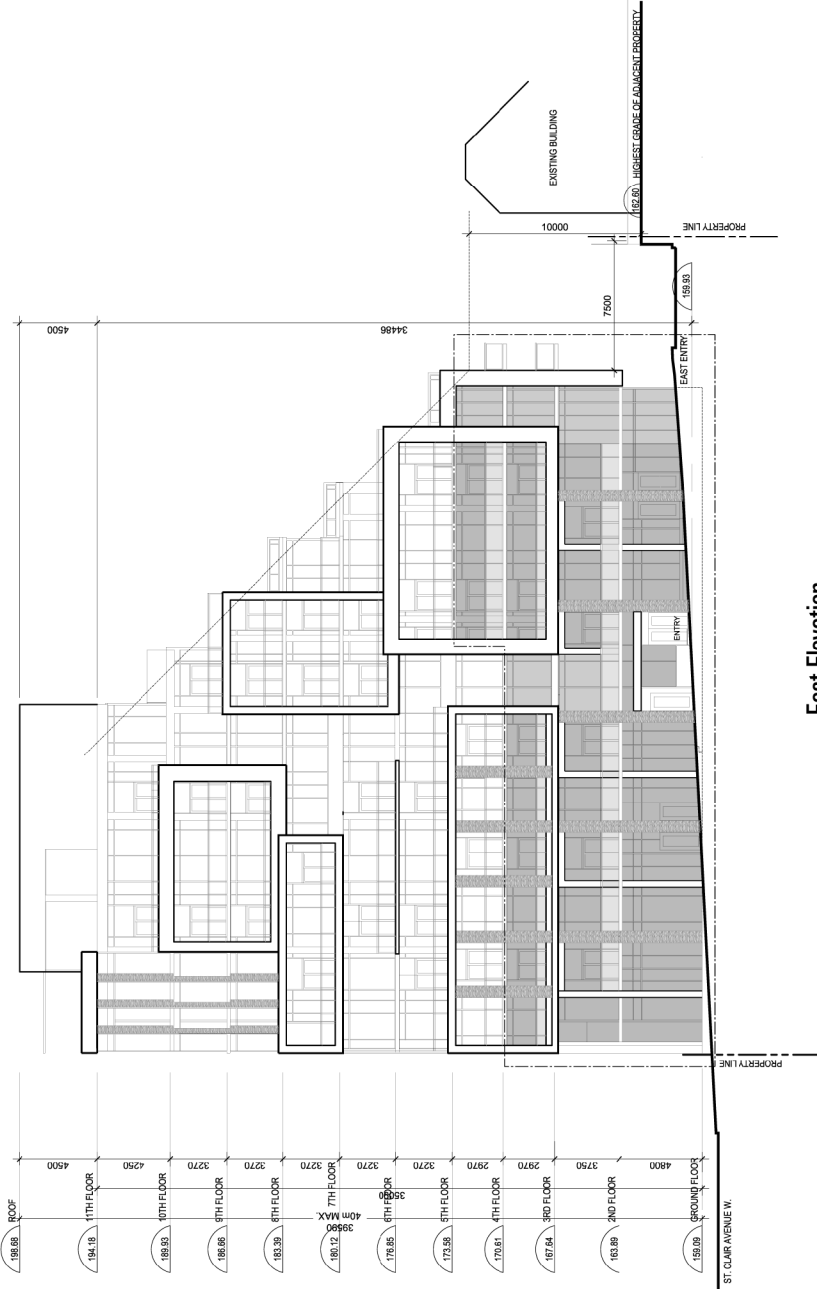
Elevations

Applicant's Submitted Drawing

Not to Scale
07/24/2012

File # 12 142035 0Z

Attachment 5: East Elevation



East Elevation

282 St. Clair Avenue West

Elevations
Applicant's Submitted Drawing

Not to Scale
07/24/2012

File # 12 142035 0Z

Attachment 6: North-South Building Section



SECTION A

North - South Building Section

282 St. Clair Avenue West

Section
Applicant's Submitted Drawing

Not to Scale
07/24/2012

File # 12 142035 0Z


Attachment 7: Zoning



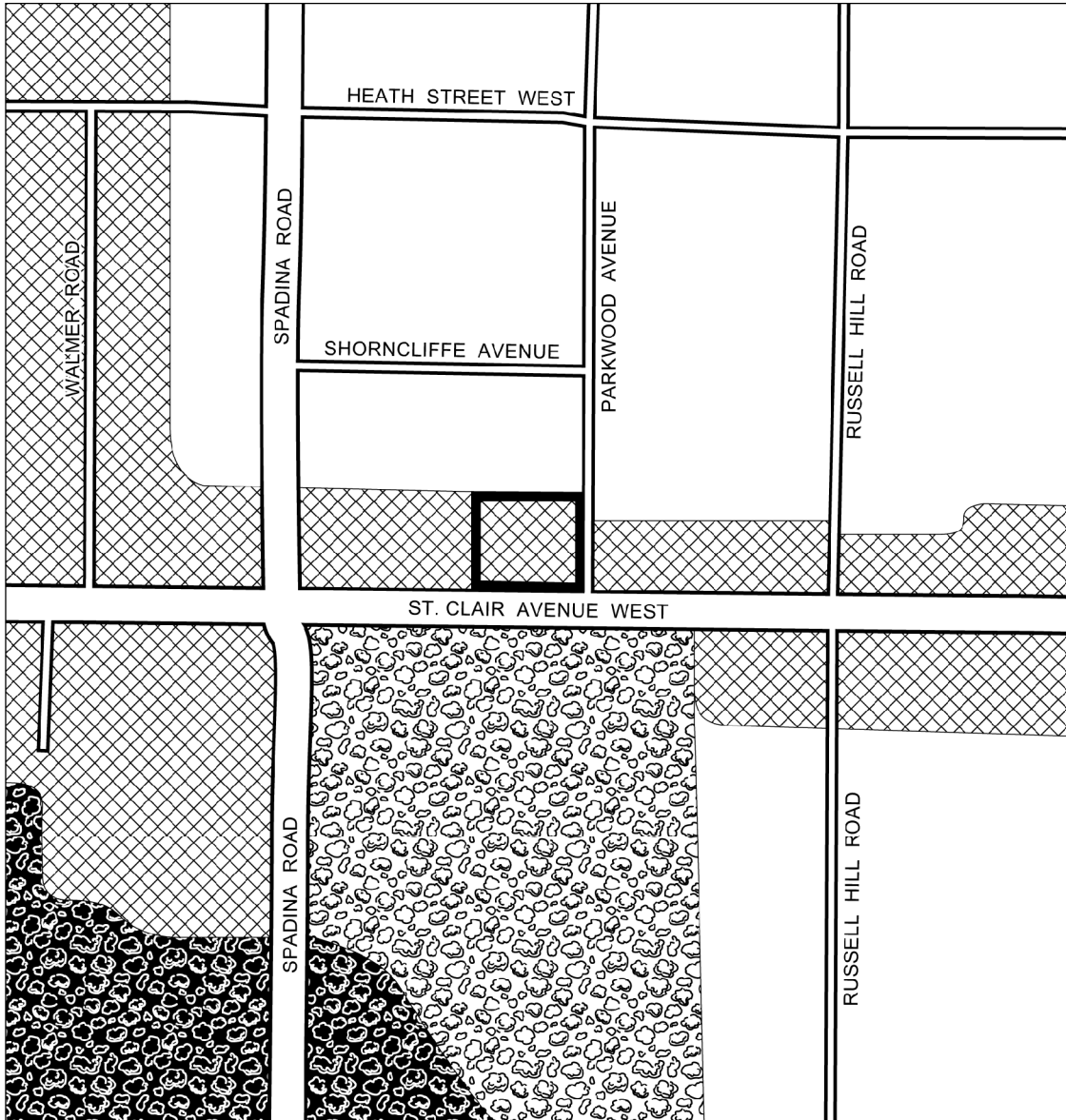
282 St. Clair Avenue West

File # 12 142035 0Z

- R1 Residential District
- R1S Residential District
- R2 Residential District
- R4 Residential District
- G Parks District


 Not to Scale
 Zoning By-law 438-86 (as amended)
 Extracted 07/24/2012

Attachment 8: Official Plan



TORONTO City Planning
Official Plan

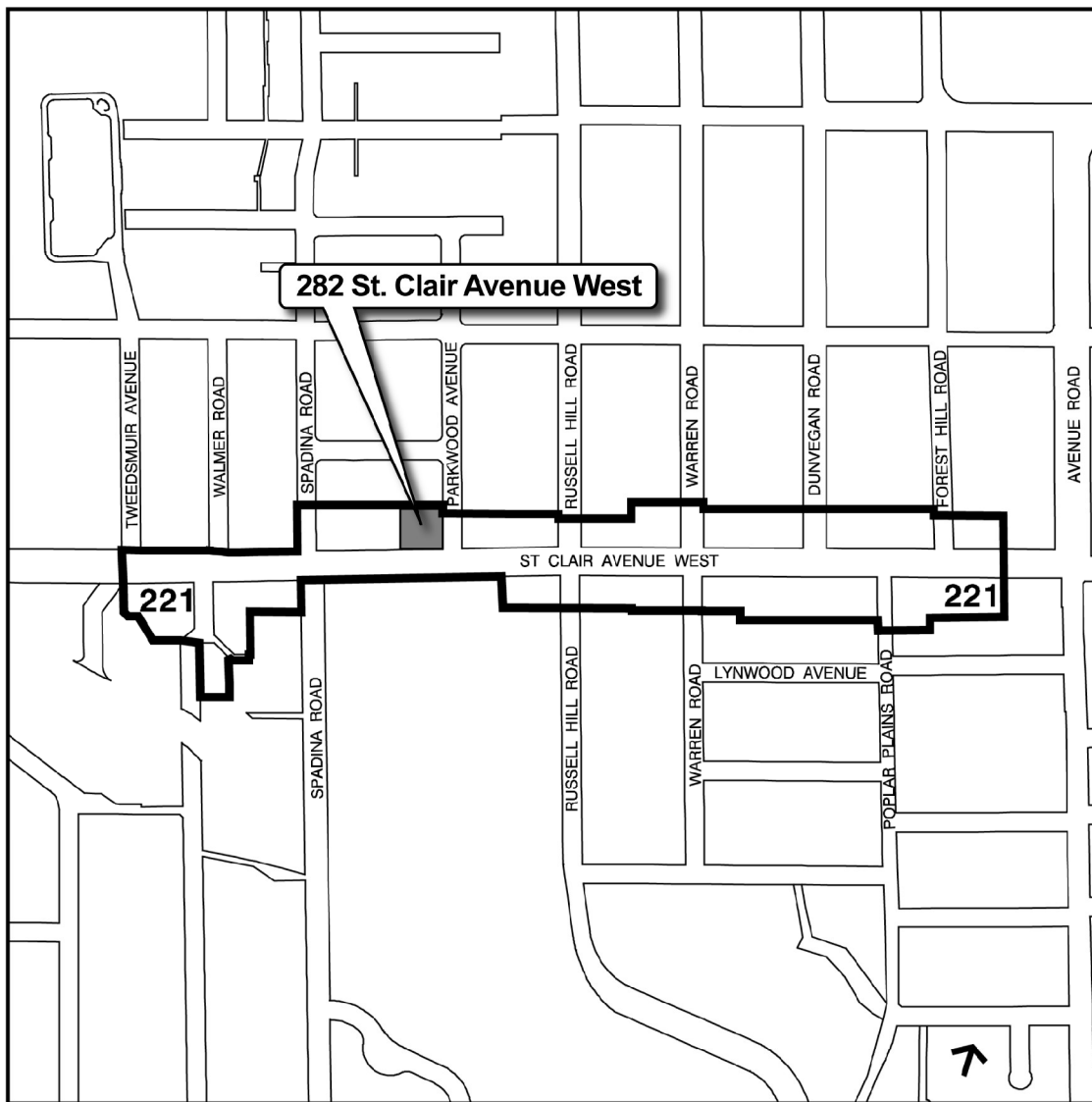
282 St Clair Avenue West

File # 12 142035 0Z




 Not to Scale
 07/24/2012

Attachment 9: Official Plan Area Specific Policy 221



TORONTO City Planning
Official Plan - Area Specific Policy 221

282 St Clair Avenue West

File # 12 142035 0Z

 Area Specific Policy 221


Not to Scale
07/24/2012

Attachment 10: Application Data Sheet

Application Type OP Amendment & Rezoning **Application Number:** 12 142035 STE 22 oz
Details OPA & Rezoning, Standard **Application Date:** March 23, 2012
Municipal Address: 282 ST CLAIR AVE W
Location Description: PLAN 897 PT LOT 7 PLAN M298 PT LOTS 59 & 60 **GRID S2206
Project Description: Official Plan and Rezoning application to permit the re-development of the lands for the purposes of a new apartment building, 11 stories in height, complete with 136 dwelling units and 98 parking spaces, all located below grade.

Applicant:	Architect:	Owner:
Sherman Brown Dryer Karol	Hariri Pontarini	Blvd ST Clair Residences Inc

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision: *Official Plan Area specific policy 221: 4-6 storeys in height only in Apartment Neighbourhoods
Zoning:	R4 Z2.0	Historical Status: N
Height Limit (m):	14 m (see *OP policy 221)	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2209	Height:	Storeys:	11
Frontage (m):	46.3		Metres:	39.59
Depth (m):	47.24			
Total Ground Floor Area (sq. m):	1024			Total
Total Residential GFA (sq. m):	11223		Parking Spaces:	98
Total Non-Residential GFA (sq. m):	150		Loading Docks	1
Total GFA (sq. m):	11373			
Lot Coverage Ratio (%):	46.36			
Floor Space Index:	5.11			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m): 11223	0
Bachelor:	1	Retail GFA (sq. m): 150	0
1 Bedroom:	101	Office GFA (sq. m): 0	0
2 Bedroom:	27	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq m): 0	0
Townhouse:	7		
Total Units:	136		

CONTACT: PLANNER NAME: Sipo Maphangoh, Planner
TELEPHONE: 416-338-5747

