

14 Trent Avenue - Zoning Amendment Application - Preliminary Report

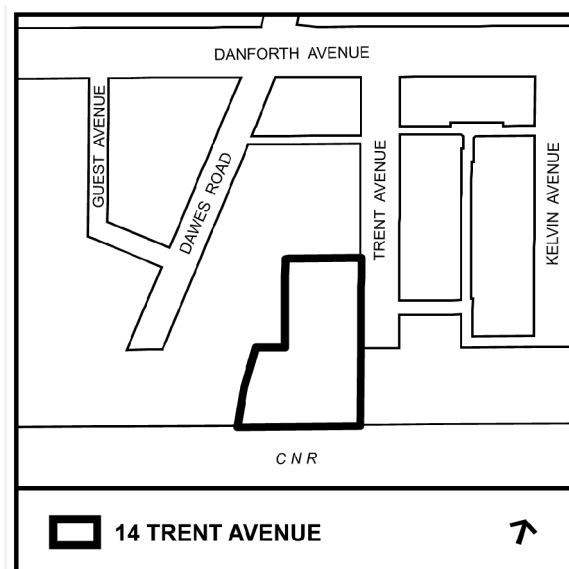
Date:	January 20, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	13-262623 STE 32 OZ

SUMMARY

The application proposes a new 12-storey residential building with a gross floor area of 21,200 m² on the property at 14 Trent Avenue, currently occupied by a 1-storey building (bingo hall) and a parking lot. A total of 230 parking spaces will be provided with 194 spaces for residents and 36 spaces for visitors.

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.

Planning staff have circulated the application to other City divisions for review and comment. Staff will host a community consultation meeting in the second quarter of 2014. Staff anticipate submitting a final report in the third quarter of 2014. This target date assumes the applicant will provide all required information and make all required changes in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 14 Trent Avenue 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 of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application meetings were held in 2010 and 2013 to discuss the nature of the application, identify planning issues and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes a 12-storey residential building with a gross floor area of 21,200 m², consisting of 40 bachelor units, 180 one-bedroom units, 60 two-bedroom and 18 three-bedroom units. A total of 230 parking spaces will be provided with 194 (including 2 auto car share spaces) for residents and 36 for visitors. The proposal will have a floor space index of 4.46 times the lot area and provide 298 bicycle parking spaces. The application data sheet on Attachment 7 provides more information on the proposal.

The proposed building is set back 7.5 metres from the north property line and 4.5 metres from Trent Avenue frontage. In addition, the building will have no setback on the southern portion and an 8 metre setback on the northern portion along the west property line. The 3-storey above grade parking garage and residential portion of the building are set back 0.2 metres and 16.5 metres from the south property line, respectively. The building is stepped back by 2.5 metres between the 9th floor and the 12th floor along the north property line.

The proposed building will have a height of 39 metres, with a mechanical penthouse above having an additional height of 5 metres. The building will provide 300 m² of indoor amenity space and 596 m² of outdoor amenity space on the third floor facing the Canadian National Railway tracks. The site is will be accessed by a 6 metre driveway off

Trent Avenue along the north property line. A green roof of approximately 887 m² is also proposed.

Site and Surrounding Area

The site is located on the west side of Trent Avenue, south of Danforth Avenue between Victoria Park Avenue and Dawes Road and immediately north of the Canadian National Railway tracks. The irregularly shaped lot has an area of 4,755 m² with 48.95 metres of frontage on Trent Avenue. The site is currently occupied by a one-storey building used as a bingo hall and a parking lot to the south.

Land uses surrounding the site are as follows:

North: 8-storey residential building and vehicle repair garage/used car lot towards Danforth Avenue

South: Canadian National Railway tracks and a residential subdivision comprising single and semi-detached houses, townhouses and parks are located further south of the tracks

East: Residential area with 2-3 storey townhouses and 1-2 storey semi-detached and detached houses are located across Trent Avenue

West: Royal Canadian Legion building, a storage facility, lumber yard and a garden centre

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 has a split land use designation in the City of Toronto Official Plan. The north half of the site is designated *Apartment Neighbourhoods* and the south half of the site is designated as a *Mixed Use Area*.

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 needs of area residents. Land uses permitted in *Apartment Neighbourhoods* include residential, schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments. Significant growth is generally not intended within developed *Apartment Neighbourhoods*. The development criteria in *Apartment Neighbourhoods* include:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

The *Mixed Use Area* 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*” includes, but is 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 Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The site is zoned Industrial Districts (I1 D1 and I1 D2) by the former City of Toronto Zoning By-law 438-86. The north portion of the site is zoned I1 D1 with a maximum building height of 12 metres. The south portion of the site is zoned I1 D2 with a maximum building height of 14 metres. Residential uses are not permitted under either zoning category. Non-residential uses such as parks, recreation, place of amusement, community services, retail and services shops, workshops and studios, and manufacturing related uses are among some of the permitted uses. A maximum non-residential gross floor area (density) of 1.0 and 2.0 times the lot area is permitted under the I1 D1 and I1 D2 zoning categories respectively.

The subject property is excluded from the new harmonized City of Toronto By-law 569-2013, which was enacted by City Council on May 8, 2013.

Site Plan Control

The development is subject to Site Plan Control. An application for Site Plan Control has been submitted by the applicant and will be reviewed concurrently with the rezoning application.

Reasons for the Application

A Zoning Amendment application is required for the proposed use, height and density of the development. The application proposes a 12-storey residential building (39 metres) whereas the zoning by-law does not permit residential uses on the subject lands. In addition, the proposed building height exceeds the maximum permitted height of 12 and 14 metres respectively. The proposed density of 4.46 times the lot area also exceeds the maximum permitted density.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations and Sections
- Arborist Report/Tree Declaration
- Landscape Plan and Details
- Sun/Shadow Study
- Planning & Urban Design Rationale
- Functional Servicing & Stormwater Management Report
- Grading & Servicing Plan/Erosion & Sediment Control Plan
- Traffic Impact Study
- Noise Control Study
- Draft Zoning By-law
- Vibration Study
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on December 7, 2013.

Issues to be Resolved

Planning staff will require resolution of the issues listed below:

1. The appropriateness of the proposed residential use on the site which is zoned industrial;
2. Appropriateness of the proposed density and height of the development;
3. Determining if the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with the adjacent properties;
4. The treatment and height of the ground floor of the building and its relationship to the streetscape;

5. The location, provision and access to vehicular parking and loading on site;
6. Traffic and neighbourhood parking impacts;
7. Provision of soft landscaping on site and streetscape improvements on Trent Avenue;
8. Compliance with the tier Tier 1 performance measures of the Toronto Green Standard (TGS);
9. Adequacy of the proposed indoor amenity space;
10. The type and mix of the proposed dwelling units; and
11. Adequacy of the building setback/buffer from the CN rail tracks.

Section 37 Agreement

Section 37 of the *Planning Act* allows the City to enter into an agreement with an applicant to grant a height and/or density increase for a particular project that is greater than what the zoning by-law would otherwise permit in return for community benefits. Should staff consider the project to be good planning and recommend it for approval, the details of the agreement will be negotiated with the applicant during the review of the application and further consultation with the Ward Councillor.

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: East Elevation

Attachment 3: South Elevation

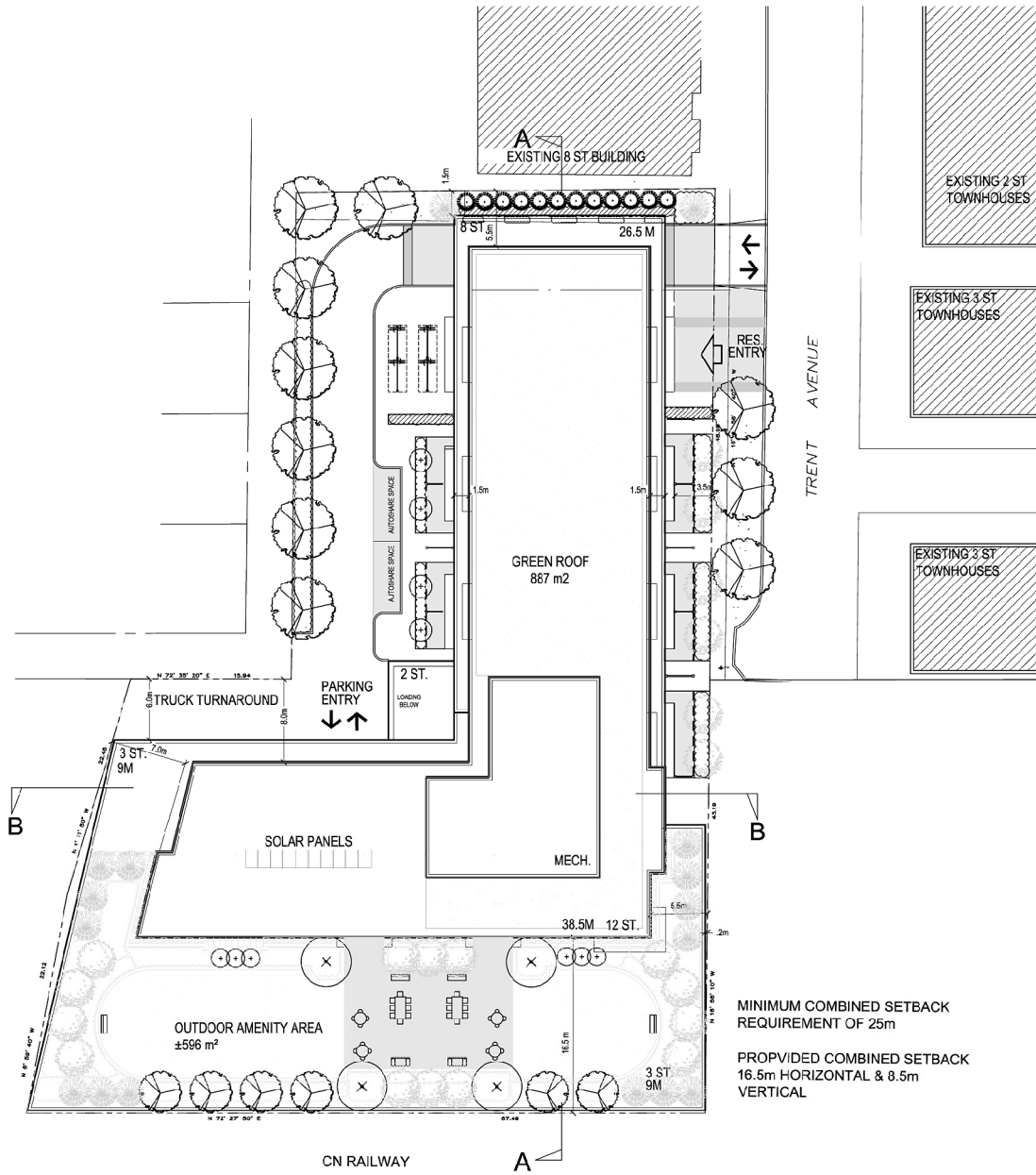
Attachment 4: West Elevation

Attachment 5: North Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

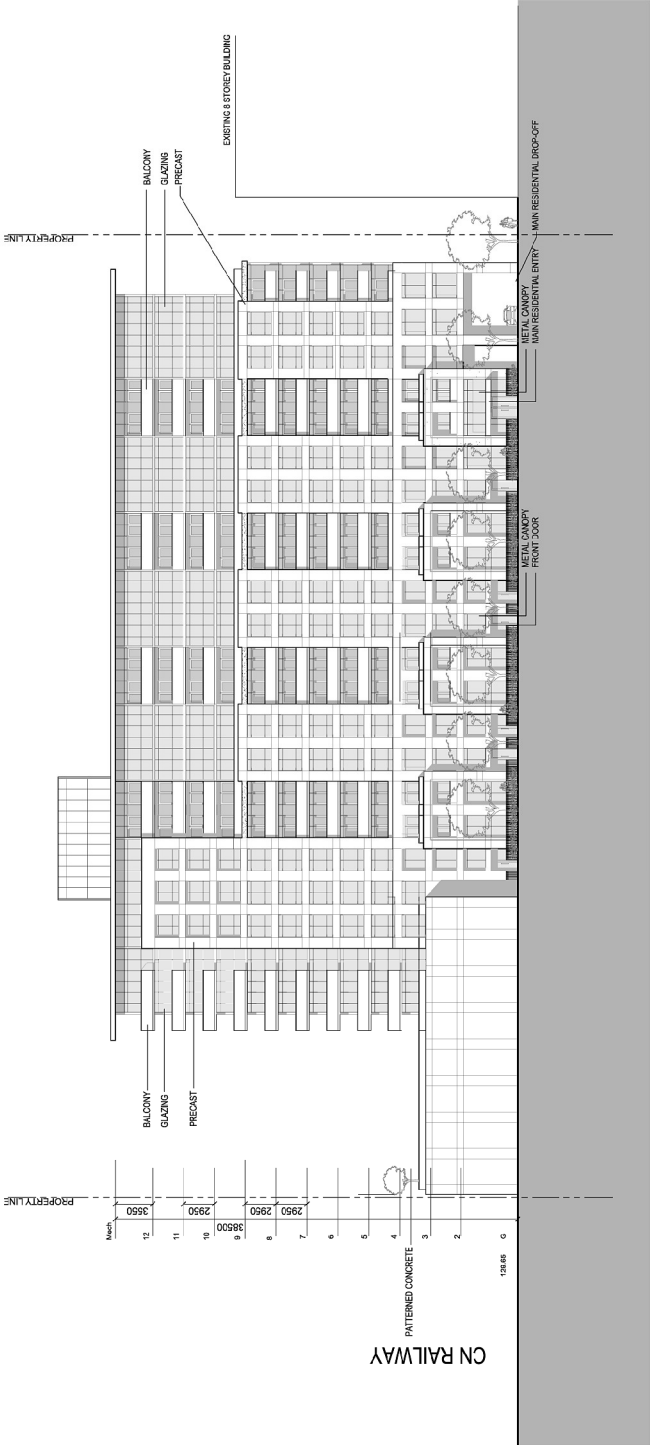
14 Trent Avenue

Applicant's Submitted Drawing

Not to Scale ↑
01/13/2014

File # 13 262623 0Z

Attachment 2: East Elevation



East Elevation

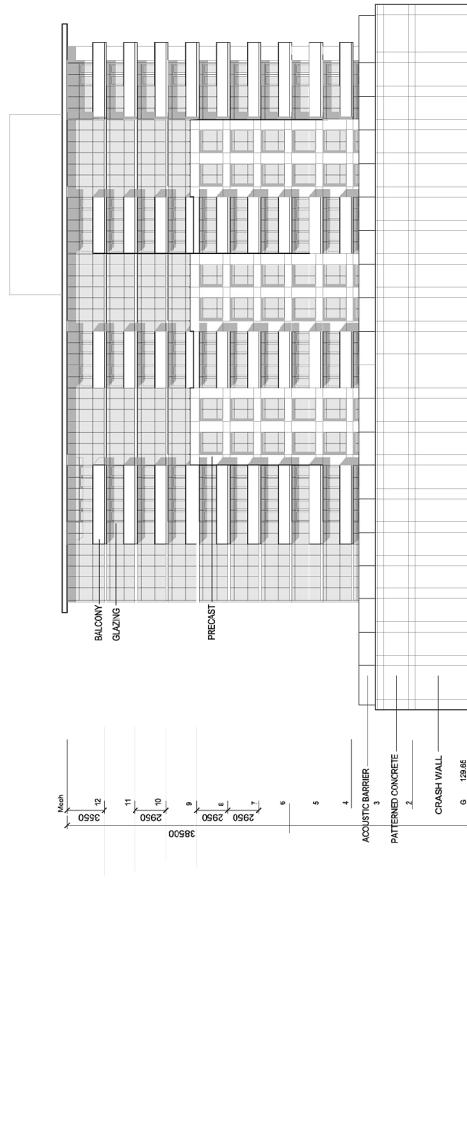
14 Trent Avenue

Elevations
 Applicant's Submitted Drawing

File # 13 262623 0Z

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Attachment 3: South Elevation



South Elevation

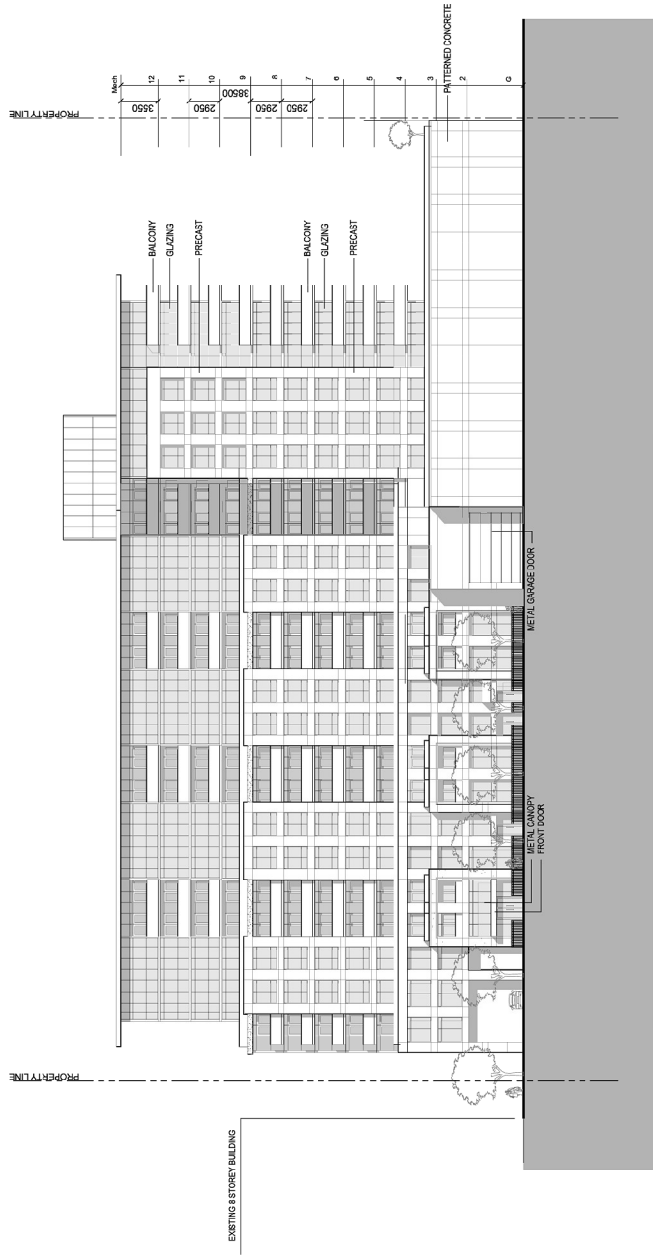
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File # 13 262623 0Z

Elevations
 Applicant's Submitted Drawing

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 01/13/2014

Attachment 4: West Elevation



West Elevation

Elevations

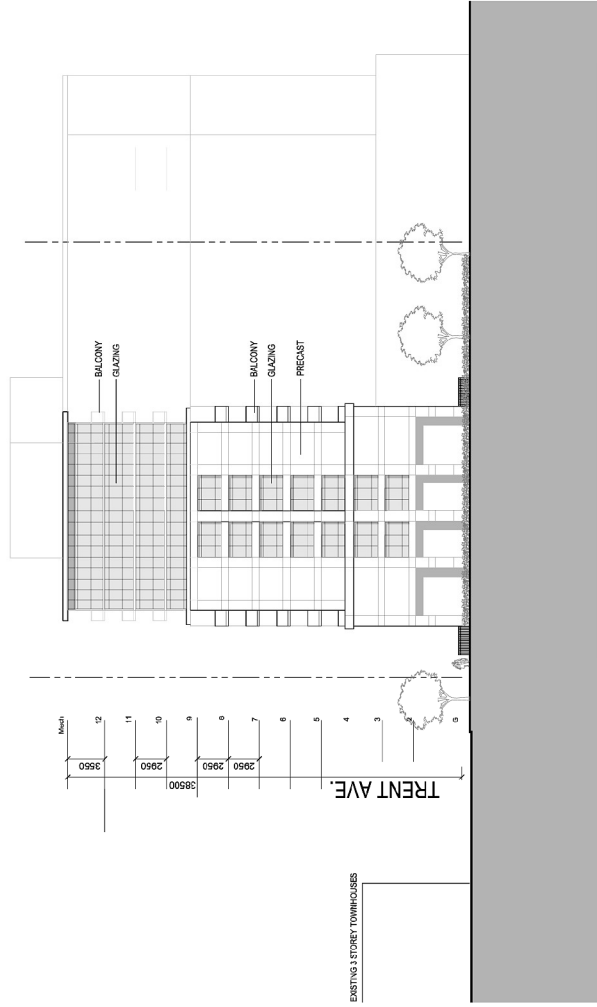
Applicant's Submitted Drawing

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14 Trent Avenue

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Attachment 5: North Elevation



North Elevation

Elevations

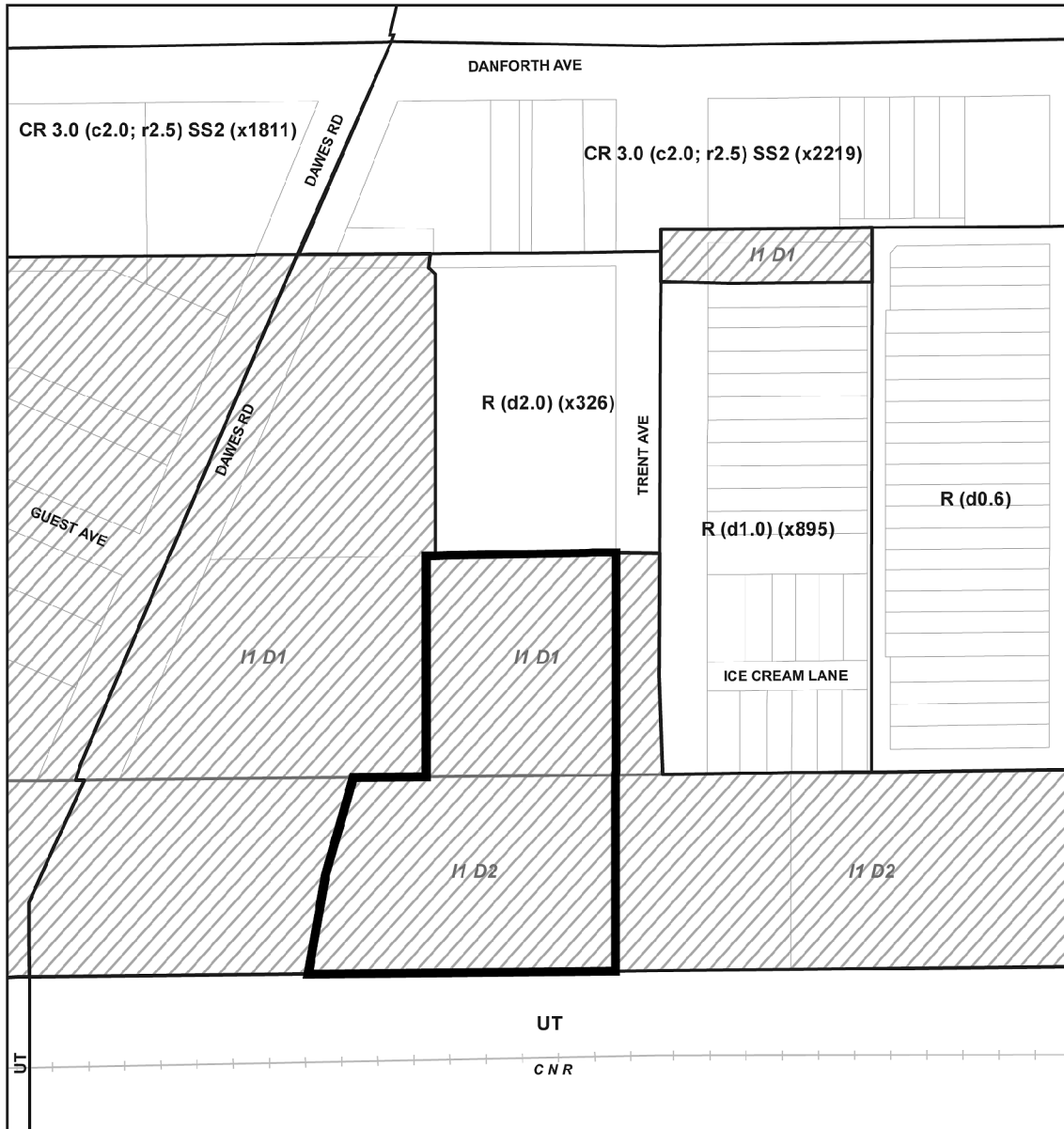
Applicant's Submitted Drawing

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14 Trent Avenue

File # 13 262623 0Z

Attachment 6: Zoning



TORONTO City Planning
Zoning By-law 569-2013

14 Trent Avenue
 File # 13 262623 STE 32 OZ

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|--|---|
| <ul style="list-style-type: none"> Location of Application R Residential CR Commercial Residential UT Utility and Transportation | <ul style="list-style-type: none"> See Former City of Toronto Bylaw No. 438-86 I1 Industrial District I2 Industrial District |
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Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 262623 STE 32 OZ
Details	Rezoning, Standard	Application Date:	November 7, 2013
Municipal Address:	14 TRENT AVENUE		
Location Description:	PLAN 674 LOTS 82 TO 85 PLAN 578E PT BLK A **GRID S3203		
Project Description:	Site Plan Approval (13262621 SA) and Zoning By-Law Amendment (13-262623 OZ) for a 12 storey residential building (21,200 m ²) consisting of 40 bachelor units, 180 one-bedroom, 60 two-bedroom and 18 three-bedrooms. 230 parking spaces will be provided of which 194 spaces are for residential use and 36 spaces for visitors.		

Applicant:	Agent:	Architect:	Owner:
Deltera Inc.		Page & Steele (IBI Group)	Hidden Gem Development Inc.

PLANNING CONTROLS

Official Plan Designation:	<i>Apartment Neighbourhood & Mixed Use Area</i>	Site Specific Provision:	No
Zoning:	I1 D1 & I1 D2	Historical Status:	No
Height Limit (m):	12 & 14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	4,755	Height:	Storeys:	12	
Frontage (m):	48.85		Metres:	38.5	
Depth (m):	87.49				
Total Ground Floor Area (sq. m):	3,200				Total
Total Residential GFA (sq. m):	21,200		Parking Spaces:	230	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	21,200				
Lot Coverage Ratio (%):	67.3				
Floor Space Index:	4.5				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	21,200	0
Bachelor:	40	Retail GFA (sq. m):	0	0
1 Bedroom:	180	Office GFA (sq. m):	0	0
2 Bedroom:	60	Industrial GFA (sq. m):	0	0
3 + Bedroom:	18	Institutional/Other GFA (sq. m):	0	0
Total Units:	298			

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