

TORONTO STAFF REPORT

March 16, 2006

To: Toronto and East York Community Council

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

Subject: Final Report
Niagara Neighbourhood Built Form and Density Study
South District Application 04 181559 000 00 TM
City-initiated
Ward 19, Trinity-Spadina

Purpose:

This report reviews the current zoning and Official Plan policies for the Niagara Neighbourhood and recommends amendments to the Zoning By-law 438-86 addressing use permissions, built form, density and other regulations for the area generally bounded by King Street West, Bathurst Street, Stanley Terrace and the Canadian National railway corridor.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 438-86 for the former City of Toronto as described in this report and that the draft Zoning By-law be available at the April 4, 2006 Toronto and East York Community Council meeting; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



Background:

In the fall of 2004 staff initiated a built form and density study for the Niagara Neighbourhood, in response to changes expected and underway in the neighbourhood, focusing on the area south of King Street West. Generally, the south portion of the neighbourhood is designated and zoned for residential and industrial uses and the north portion of the neighbourhood is designated and zoned for commercial and residential uses.

There are active pre-applications in the south portion of the neighbourhood for conversion and development for residential uses on industrial sites. There are also development proposals on Bathurst Street and King Street West for residential development that exceed the current planning permissions.

Proposal

The proposed amendment to the Zoning By-law is intended to update the current zoning in the Niagara Neighbourhood to reflect the policies of the in-force Garrison Common North Part II Plan of the former City of Toronto and to provide clarity for all stakeholders regarding future development in the area.

Planning History of the Area

The subject area is within Garrison Common North. A Part II Plan came into force in 1995.

The Fort York and Garrison Common Parks and Open Space Design and Implementation Plan was approved by Council as the general direction for parks and open space improvements. The plan includes converting City-owned lands south of Wellington Street West from industrial uses to parkland in order to eventually link Stanley Park with Fort York. Staff were directed to pursue the implementation of the Plan and give specific attention to the land bridge and open space corridor portions of the Plan.

In 2005, Heritage Preservation Services added a number of properties in the subject area to the City's Inventory of Heritage Properties.

Subject Area for proposed rezoning

The subject area is generally located north of the Canadian National railway corridor, south of King Street, west of Bathurst Street and east of Stanley Terrace as illustrated in the key map at the beginning of this report. The area consists of three precincts:

- the edges of the area, along both sides of King Street West and the west side of Bathurst Street;

- the interior of the neighbourhood, including the low-scale mixed residential and industrial buildings extending as far west as Walnut Street and as far south as the south side of Niagara Street; and
- park lands.

Certain lands immediately adjacent to the subject area have been excluded from rezoning, including: the lands at 2 Tecumseth (Quality Meat Packers Ltd.) and some of the lands at 677 and 701 Wellington Street West (a City-owned transportation and waste management yard). These uses are expected to remain for the foreseeable future. A series of mostly industrial properties located on the east side of Stafford Street south of King Street West have also been excluded. Because of their size, further study will be required at the time of application for any site-specific rezonings on those parcels.

Built form and uses on the “Edges” of the Neighbourhood

Throughout this report, references to the “Edges” of the rezoning area mean both sides of King Street West between Stanley Park and Bathurst Street and the west side of Bathurst Street, between King Street West and the railway corridor. This area is delimited in detail on the precinct map in Attachment 6 and identified by the category “MCR” on the proposed zoning map in Attachment 8.

There are a variety of existing building heights along this section of King Street West. There are several low-rise buildings, including shopping plazas and townhouses. There are a number of mid-rise apartment buildings, ranging from 5 storeys to 9 storeys, some with retail uses at grade. There are also taller mixed use buildings including Citysphere (12 storeys) and The Summit (15 and 22 storeys) on the south side of the street.

The west side of Bathurst Street also includes a variety of building heights. Between King Street West and Wellington Street West, there are several low-rise converted houses and warehouses, most containing offices or retail uses. An 11-storey building has been approved at 60 Bathurst Street, between Wellington Street West and Niagara Street. South of Niagara Street, there are several low-rise townhouses and a low-rise childcare facility.

Built form and uses in the “Interior” of the Neighbourhood

Throughout this report, references to the “Interior” of the Neighbourhood refer to the properties located on the internal streets (Wellington Street West, Niagara Street, Walnut Avenue and Tecumseth Street), as delimited in detail on the proposed precinct map in Attachment 7 and identified by the category “R3” on the proposed zoning map in Attachment 8.

The interior of the area consists of low-rise buildings between 1 and 4 storeys in height. Three major waves of development are apparent in the area, including:

- rowhouses and factories from the Victorian era;
- industrial buildings from the middle of the 20th century; and
- multi-unit residential buildings from the late 20th century.

There are a variety of uses in the interior of the area, including but not limited to:

- residential;
- live/work;
- offices;
- galleries;
- design studios;
- workshops;
- media and communications uses;
- light industrial uses;
- restaurants;
- take-out restaurants; and
- places of worship.

Parks

This report proposes rezoning certain City-owned lands south of Wellington Street West. These lands are delimited in detail on the proposed rezoning map in Attachment 8 and identified by the category “G”.

Park lands include current parks (the southern portion of Stanley Park) and City-owned lands identified for future park expansion (south of Wellington Street West and north of the rail way corridor). The existing park includes playing fields, a small community centre, swimming pool and tennis courts. The lands south of Wellington Street are used for parking.

Surrounding context

Significant redevelopment is occurring or is planned to the west, south and east of the area. The surrounding context is:

North: low density residential area extends north of King Street West;

South: the railway corridor, industrial uses and the future Front Street Extension;

West: on the north side of the rail corridor, low and mid-rise residential and commercial buildings; on the south side of the rail corridor, low and high-rise residential buildings; and

East: low and mid-rise buildings including a very wide variety of uses, including residential, industrial and commercial uses, among others (King-Spadina Secondary Plan Area)

In-force Official Plan

The in-force Official Plan designates the Edges, north and south sides of King Street West and the west side of Bathurst Street, as Medium Density Mixed Commercial-Residential. This designation allows a total density of 4.0 times the area of the lot, with a maximum density of 3.0 times the area of the lot for residential uses. The Plan designates the Interior of the Neighbourhood Mixed Industrial-Residential Area. This designation allow a total density of 3.0 times the area of the lot, with a maximum density of 2.0 times the area of the lot for residential uses. Stanley Park is designated Open Space.

Garrison Common North Part II Plan

The Garrison Common North Part II Plan designates properties on the Edges of the neighbourhood, including both sides of King Street West and the west side of Bathurst, as Medium Density Mixed Commercial-Residential Areas. This designation allows commercial uses up to 1.5 times the area of the lot. It allows residential uses up to 3.0 times the area of the lot. Where a mixture of uses is proposed on a lot, it allows Council to approve by-laws to permit a total density of 4.0 times the area of the lot of which not more than 1.5 times is for commercial uses and not more than 3.0 times is for residential uses. The corresponding map is found in Attachment 1.

The Plan designates the Interior of the area Mixed Industrial Residential Area 'A'. This designation allows industrial uses up to 3.0 times the area of the lot. It allows residential uses up to only 1.5 times the area of the lot. Where a mixture of uses is proposed on a lot, it allows Council to approve by-laws that allow a total density of 3.0 times of which no more than 1.5 times is for residential uses.

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 proceeding before the Ontario Municipal Board, and approval of the majority of the Plan is anticipated in the coming months.

Lands along both sides of King Street West and the east side of Bathurst Street (Edges) are designated Mixed Use. Mixed Use areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings.

Much of the Interior of the area is designated Neighbourhood. The Plan states that Neighbourhoods contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores, services and offices. New development in Neighbourhoods must be sensitive, gradual and generally “fit” the existing physical character.

Some of the Interior of the area is designated Employment Areas. Employment Areas are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. Development criteria are provided to ensure that Employment Areas work well and look good, including provisions requiring landscaping in front yards and adjacent to residential uses.

Built Form policies in Chapter 3 apply to new development and direct how it should fit within its surrounding context.

The New Official Plan’s land use designation map is found in Attachment 2.

New Secondary Plan

The Garrison Common North Secondary Plan is similar to the Garrison Common North Part II Plan. It designates the Interior of the area as Area 2, and states that “a mix of employment and residential uses is permitted provided that employment uses are restricted to those compatible with adjacent and neighbouring residential uses in terms of emissions, odour, noise and generation of traffic. It does not include specific restrictions on density. The map identifying this as Area 2 is located in Attachment 3.

Reasons for the City-initiated Study

There is a mismatch between the current zoning and Official Plan policies, particularly in the interior of the Neighbourhood. The current zoning maps for uses and height are found in Attachments 4 and 5. This proposed amendment will confirm the existing Official Plan policies in a comprehensive Zoning By-law amendment.

Current zoning does not reflect the designations of the new Official Plan

Although much of the area is designated Neighbourhood in the New Official Plan, the current zoning does not offer the same level of protection that designation implies - that is, that “new development be sensitive, gradual and generally “fit” with the existing physical character of the area”. Most existing buildings are less than 12 metres tall, ranging from 2 to 3 storeys. The as-of-right height throughout the area for new development is 18 metres (approximately 6 storeys). Several properties are zoned I1, for light industrial uses. These properties, unlike neighbouring

properties zoned R3, are not subject to any rear yard setback requirements or landscaping requirements, among other things. Also, though these properties are designated Neighbourhoods, there is no provision under the current zoning for any residential uses on those properties.

Zoning standards would also be in place to help realize the Built Form policies that apply to Employment Lands.

The Garrison Common North Part II Plan and new Secondary Plan provide for a wide variety of uses, including residential, commercial and light industrial uses. However, the R3 zoning on many of the sites in the interior does not allow for general offices, galleries or other low impact commercial and industrial uses.

There is significant pressure on sites in this neighbourhood for the development of residential condominium buildings, as indicated by applications for Zoning and Official Plan Amendments and pre-application discussions with land owners. However, there is also a disconnect between the expectations of property owners and the scale of appropriate residential development as described in the various Official Plan policies. If approved, this City-initiated amendment will confirm the Official Plan policies for the area and bring the zoning in-line with those policies in a comprehensive way, rather than through a series of applicant-initiated, site-specific amendments.

Edges

The current base zoning on King Street West allows for a maximum height of 25 metres. This height is significantly lower than some of the existing buildings on the street, including Citysphere (approximately 34 m) and the Summit (approximately 42 m to 62 m). The current 25 metre height limit is problematic, primarily because the Commercial-Residential (CR) zoning on this section of King Street West does not include the angular plane requirement that is typical of areas zoned Mixed Commercial-Residential (MCR).

The current base zoning on this section of the west side of Bathurst Street also allows for a maximum height of 25 metres. Bathurst Street's Commercial-Residential (CR) zoning also does not include any angular plane requirements. A recent site specific rezoning within this section permitted an overall height of 39.1 m.

Layers of site-specific exceptions and amendments

Over the years, many former industrial sites have redeveloped for residential uses. For each of these, site-specific rezonings have added layers of zoning permissions on the site. Many of the residential condominium developments in the area still have an underlying base zoning for industrial uses. If approved, this amendment will remove the out-dated layers of base zoning and obsolete site-specific exceptions.

Community Consultation

Three community consultation meetings were held at the Niagara Junior Public School throughout the course of the Niagara Neighbourhood Built Form and Density Study.

On October 12, 2004 at the Niagara Junior Public School, City Planning held a community consultation meeting to begin the process of reviewing the existing policies and zoning regulations for the Niagara Neighbourhood. Staff from various City departments and agencies provided information about planning issues in the area, including but not limited to:

- recent development approvals in the Niagara Neighbourhood;
- existing and approved developments in the surrounding area, including areas of significant reinvestment east of Bathurst in the King-Spadina area, south of the rail corridor in the King-Liberty area and west of Stafford Street;
- the proposed Front Street Extension;
- traffic, parking and public transit; and
- the status of existing industrial uses in the area.

Attendees then worked in small groups to identify the strengths and weaknesses of the area. They identified a number of issues relating to the current zoning and Official Plan policies, including but not limited to:

- the large amount of live-work activity in the area;
- identification and preservation of heritage buildings;
- the need for improvement and expansion of local parks and community services and facilities to address the area's growing population;
- changes to the character of activities taking place in the area, including the loss of light industrial and employment uses in the area, particularly arts-related uses, as remaining industrial sites are redeveloped for residential uses;
- types of dwelling units which are suitable for families with children;
- on-street parking congestion;
- changes to the built form and character of the area;
- retail vitality;
- height and density; and

- landscaped open space.

There was a general consensus that the community:

- valued the area's eclectic mix of uses, including residential, live-work, industrial and some commercial uses;
- valued the low-scale character of the interior of the area;
- did not want to have to respond to numerous, individual rezoning applications;
- wanted new development to fit in with the existing built form character of the area;
- wanted to preserve and maintain the character of local uses, including industrial, commercial and residential uses, as well as family-oriented housing; and
- wanted planning policies and regulations to be harmonized to more closely reflect the policies of the Garrison Common North Part II Plan;

In February 2005, City Planning held a second community consultation meeting. Staff outlined a number of planning tools which could begin to address the concerns listed above. These included regulations addressing:

- setbacks;
- front yard landscaping;
- building height;
- uses at grade;
- rhythm/articulation of buildings;
- relationship of buildings to the street; and
- vehicular access.

At the meeting, City staff proposed implementing changes to the existing Zoning By-law with regulations addressing those matters. Staff proposed implementing new zoning regulations which would recognize two distinct areas:

- the Edges of the Neighbourhood, along King Street West and Bathurst Street; and
- the Interior of the Neighbourhood, east of Stanley Park.

Staff proposed a transition zone between the two areas. Staff also proposed implementing zoning changes to allow the future expansion of Stanley Park on the south side of Wellington Street West on City-owned lands, should the current use of the site with respect to waste transfer and traffic operations be discontinued in the future. City staff proposed leaving the zoning unchanged for the industrial sites along the railway corridor, noting that the large size of these sites was such that they would require additional study. Attendees generally supported this approach.

A third community consultation meeting was held in June 2005. City Planning staff presented general information about the direction proposed for the rezoning of the area. These included, among other things:

- built form envelopes, outlining maximum building heights and angular plane requirements
- minimum rear yard setbacks;
- maximum densities; and
- minimum landscaping requirements.

There was a general consensus of support for the proposed changes to the Zoning By-law, particularly as they relate to:

- angular plane requirements;
- the 12 m height limit for the Interior zone;
- the wider variety of uses for the Interior zone; and
- landscaped open space requirements.

While attendees were generally supportive of the proposed changes to the Zoning By-law, some continued to express concerns, including that:

- the maximum heights (36 m) proposed for the Edge zone were too tall;
- on-going investment in local community facilities and parks would be required to address the planned increase in population; and
- rezoning the industrially zoned properties to allow as-of-right residential uses would reduce the amount of community benefits which could be secured through Section 37 of the Planning Act through site-specific rezoning applications;

Consultation with other Divisions

Planning staff have developed the recommendations in this report in consultation with other City Divisions and the Ward Councillor.

Details of the Proposed Zoning By-law Amendment

The proposed zoning maps are found in Attachments 8 and 9.

Edge Precinct

The Edge Precinct is delimited on the map found in Attachment 6. The proposed zoning by-law for the Edge Precinct is based on the Mixed Commercial-Residential designation in Zoning By-law 438-86. Specific exceptions will apply which override some of the regulations of the MCR base zoning.

Edge Zone: Built Form Envelope

For the lots located in the Edge Precinct, including properties on the south and north sides of King Street West and the west side of Bathurst Street, taller buildings will be allowed, subject to a maximum overall height and angular plane requirements at both the front and the rear of the lot. On both sides of King Street West and the west side of Bathurst Street, maximum height limits, inclusive of all projections and rooftop mechanical equipment, will be raised to 36 metres within prescribed built form envelopes. On the west side of Bathurst Street, stepbacks will be required above 30 m along the front property line such that any additional structure must fit within a 44 degree angular plane. On both sides of King Street West, stepbacks will be required above 20 m such that any additional structure must fit within a 44 degree angular plane. Edge Precinct properties are subject to a 60 degree angular plane at the rear of the property to allow a transition to lower buildings in the interior of the neighbourhood. The proposed angular planes are illustrated in Attachments 9 and 10.

Some lots fronting onto King Street West and Bathurst Street are very deep and deep into the centre of the area. Heights on the rear portions of these lots will be allowed which are moderately higher than those in the Interior Zone. For deep lots (i.e. those on King Street West with depths greater than or equal to 46 m and those on Bathurst Street with depths greater than or equal to 37.7 m), any structure which is beyond a certain distance (37.7 m for King Street West lots and 46 m for Bathurst Street West lots) from the front lot line will have a maximum overall height of 16 m. Rear angular plane requirements are also altered for these deep lots, as illustrated in Attachment 2.

Edge Precinct: Front Yard Setback

Buildings in the Edge Precinct fronting onto King Street West and Bathurst Street may be built to the front property line.

Edge Precinct: Rear Yard Setback

Buildings in the Edge Precinct will have a rear yard set back minimum of 7.5 metres from any R (residential) or G (park) zone.

Edge Precinct: Uses

Restaurants and similar establishments in the Edge Zone will be restricted to the ground floor, with a maximum size of 300 square metres and additional restrictions including maximum openings and patio locations. These are similar to the restrictions for restaurants on College Street.

Edge Precinct: Access

Pedestrian entrances to residential buildings will be within 1.2 m from grade. Pedestrian entrances to mixed use or commercial buildings will be subject to the regular requirements of the Mixed Commercial Residential (MCR) district. Below grade entries or terraces will not be permitted.

Vehicular access will be from a side street or lane, driveway or shared driveway.

Interior Precinct

The Interior Precinct is delimited on the map found in Attachment 7. The proposed zoning by-law for the Interior Precinct is based on the Residential R3 zone in Zoning By-law 438-86. Specific exceptions will apply which override some of the regulations of the R3 base zoning.

Interior Precinct: Built Form Envelope

For the lots located in the Interior Precinct, including properties on sections of Walnut Avenue, Niagara Street, Wellington Street West and Tecumseth Street, building heights will be limited. The proposed maximum overall height on these lots, including all projections and rooftop mechanical equipment, is 12 m, subject to an angular plane beginning at 9 m and rising at 44 degrees from the front of the lot. The proposed angular plane is illustrated in Attachment 11. A maximum building depth of 17 m is proposed. A minimum rear yard setback of 7.5 m will also be required.

Interior Zone: Landscaped Open Space

A landscaped open space requirement of 30% of the entire lot will apply to all sites in the interior of the area, with specific requirements for soft landscaping in the front yard (80%) and a minimum of 15% soft landscaping for the entire site.

Interior Precinct: Setbacks

Minimum setbacks of 1 m in the front yard and 0.6 m in the side yard are proposed.

Interior Precinct: Uses

For the lots in the Interior Precinct, residential uses up to a maximum density of 1.5 times the area of the lot will be permitted. In addition, a variety of light industrial and commercial uses will be permitted, up to a maximum total density of 2.0 times the area of the lot. The proposed zoning by-law amendment includes a list of the uses which, in addition to those uses permitted in the R3 zone, are recommended for the interior of the area. They include, among other things:

- offices;
- live/work units;
- studios, workshops, galleries and showrooms;
- storage; and
- light industrial uses.

The proposed Zoning Bylaw amendment will not permit restaurants and take-out restaurants in the interior of the neighbourhood. The existing restaurants and take-out restaurants in the Interior Precinct will retain their legal non-conforming status.

Interior Precinct: Vehicular access

The proposed amendment will require that vehicular access be from lanes or flanking streets.

Comments:

Land Use and Density

The proposed amendment includes an appropriate hierarchy of uses, maintaining the wide variety of uses in the Edge Precinct with some additional restrictions and allowing for residential and low-impact commercial and industrial uses on all sites in the Interior Precinct. Property owners will still need to meet the requirements of the Ontario Building Code which regulate construction in relation to fire safety, noise attenuation and other matters and which differ according to use.

No increase in density is proposed for the Edge Precinct. The proposed limits for restaurants and similar establishments are appropriate, given the context of existing and planned residential developments. The proposed restrictions will exclude very large restaurants and similar establishments and limit traffic generation and noise transmission.

In the Interior Precinct, residential permissions are increased overall. Lots that are zoned residential currently will see a modest increase in permitted residential density from 1.0 times the area of the lot to 1.5 times the area of the lot. Lots which are zoned industrial currently and do not have any residential permissions will see an increase from 0 to 1.5 times the area of the lot.

Maximum density on lots currently zoned industrial will be reduced from 3.0 to 2.0, and will permit, in addition to residential uses, a limited variety of low impact industrial and commercial uses.

The primary value of these changes in density and use is to grant as-of-right residential permissions for the currently industrially zoned properties, in keeping with the Part II Plan. It is the intent of this rezoning to confirm the maximum residential limits contemplated by the Garrison Common North Part II Plan. This shall serve to clarify development expectations for property owners, purchasers and residents.

Given the Part II Plan's support for residential development and current market pressures, the diversity of existing uses is likely to be eroded through incremental rezonings. Extending a wider variety of permissions to all sites in the Interior Precinct is intended to provide the opportunity for light impact commercial and industrial uses to locate throughout the area.

Height, Massing

On most lots in the subject area, the maximum permitted densities would not permit a building to occupy the entire volume of the built form envelope.

It should be noted that the built form envelope proposed for the Interior Precinct is larger than almost all of the existing buildings in the interior of the neighbourhood.. The envelope represents the maximum height and mass within which City Planning staff recommend that the maximum densities be accommodated. It is intended that the maximum density, rather than the built form envelope, be the limiting factor.

Built form envelopes (heights, angular planes and rear yard setbacks) for the Edge Precinct will provide appropriate street proportion, sunlight access, shadowing and scale, among other things, based on the context of existing and approved built form on these sections of Kings Street West and Bathurst Street. They have also been designed to address visual, privacy and shadow impacts on the interior of the neighbourhood. On particularly shallow lots, the intersection of the front and rear angular planes is intended to restrict the overall buildable height at less than the maximum overall height.

Sun, Shadow, Wind

A comfortable microclimate is necessary to improve the pedestrian environment on King Street West and Bathurst Street. Sun, shadow and wind conditions, in addition to uses at grade, are fundamental to a lively and attractive environment on these arterial streets.

This section of King Street West is relatively windy. Buildings which are taller than the surrounding context and which do not incorporate substantial setbacks, such as the Citysphere and Summit buildings, can significantly alter wind conditions at ground level. In fall, winter and spring, increases in wind speed detract from pedestrian comfort levels.

King Street West is an east-west street with a typical right-of-way (25 m). Shadows created by existing buildings detract from the pedestrian environment on this stretch of King Street West. The proposed angular plane requirements are similar to the built form regulations on the section of King Street West east side of Bathurst Street. By requiring new buildings to fit within the angular plane requirement, overall sunlight access to the north sidewalk of King Street West will be better than under the current zoning regulations, even with the increase in maximum building height. It is anticipated that, in order to meet the angular plane requirements, new buildings will include stepbacks above the 20 m height limit. Such stepbacks may mitigate wind conditions on King Street West, further contributing to a comfortable pedestrian and retail environment.

Bathurst Street is a north-south street with a wide (30 m) right-of-way. In terms of shadowing, this allows for massing of upper portions of buildings to be slightly closer to the front lot line than on King Street West. The proposed height limit is similar to a recent approval on the west side of the street within this short section of Bathurst Street.

Traffic Impact, Access, Parking

The proposed changes to the zoning by-law will focus uses which generate relatively high traffic, such as restaurants and retail uses, along King Street West and Bathurst Street while also adding restrictions to the factors most related to traffic generation for restaurants: gross floor area and patio location.

The proposed increase in residential density in the Interior Precinct will lead to a gradual increase in residential traffic and parking demand in the area. No reductions in parking requirements for residents, workers or visitors are proposed at this time. City Planning is reviewing parking requirements as part of the consolidation and comprehensive review of the new City of Toronto's zoning by-law.

Economic Impact

The economic impact of the proposed rezoning is not clear. Allowing residential development as-of-right on the currently industrially zoned properties in the Interior Zone may hasten conversion to residential uses, leading to the loss of employment lands and associated economic activity. However, confirming the residential densities outlined in the Garrison Common North Part II Plan through the zoning could also make continued industrial use of existing buildings, particularly those which have existing densities greater than the permitted residential densities, more viable. This rezoning will, however, reinforce the broad mix of uses that contribute to this neighbourhood's vitality.

Open Space/Parkland

Outdoor open space, including soft landscaping, contributes significantly to the quality and sustainability of an urban area. The proposed regulations extend and expand the landscaped open space requirements of the R3 zone throughout the interior of the area. The proposed requirements for landscaping, including soft landscaping, in the front and rear yards, will contribute benefits to the area as a whole.

These requirements, particularly the requirement for soft landscaping, will provide both aesthetic and environmental benefits: improving the pedestrian environment, minimizing the urban heat island effect, improving stormwater infiltration and providing appropriate soil volumes to increase the shade canopy and improve air quality.

Streetscape

In the Interior Precinct, minimum requirements to set new buildings back at least 1 m from the front property line and maintain 80% of the front yard setback will provide a more attractive and comfortable pedestrian environment and provide suitable growing conditions for public street trees.

The Zoning By-law's definition of landscaped open space requires that it be within 1.2 m of grade. By requiring that 30% of the site be landscaped open space and that 80% of the front yard setback be soft landscaping, opportunities for sunken patios in front yards are reduced.

Improvements to the public right-of-way and articulation of building facades can be secured at the time of site plan approval. For the Interior Precinct, soft landscaping and tree planting on public boulevards and the elimination, at the time of redevelopment, of existing boulevard parking, among other things, will be required. For the Edge Zone, sidewalks and tree planting will be required to contribute to a comfortable and attractive pedestrian and retail environment. The regulations of the Mixed Commercial Residential (MCR) zone will apply to the Edge Precinct, requiring commercial entrances to be close to grade for properties fronting onto King Street West and Bathurst Street.

All development proposals exceeding 600 square metres in gross floor area are subject to site plan approval. It is important that new development be sensitive to and complement the character of King Street West. To achieve this, site plan applications will be reviewed with the objective of reinforcing the traditional pattern of this street and addressing issues such as:

- reflecting the rhythm of narrow lot frontages and bays in the range of 4.5 to 7 metres in the façade of new development as well as the structure of ground floor units, including commercial units;
- addressing the proportion of windows to solid walls, particularly on the upper floors of the building;
- achieving a high level of transparency on the ground floor through a significant area of windows and doors; and
- addressing the number and distribution of entrances to grade-related units, including commercial units at grade, ensuring maximum adaptability.

Environment

Sites may have been contaminated by previous industrial uses. Prior to redevelopment for residential uses, a Record of Site Condition

Conclusions:

The proposed zoning by-law amendment brings the current zoning by-law more in line with the City of Toronto's New Official Plan and the Garrison Common North Part II Plan. It addresses the changing nature of the Niagara Neighbourhood while recognizing the value of the extensive mix of uses in the area. It clearly identifies two precincts within the area, an Edge Precinct and an Interior Precinct, outlining specific built form, density and use regulations for those precincts.

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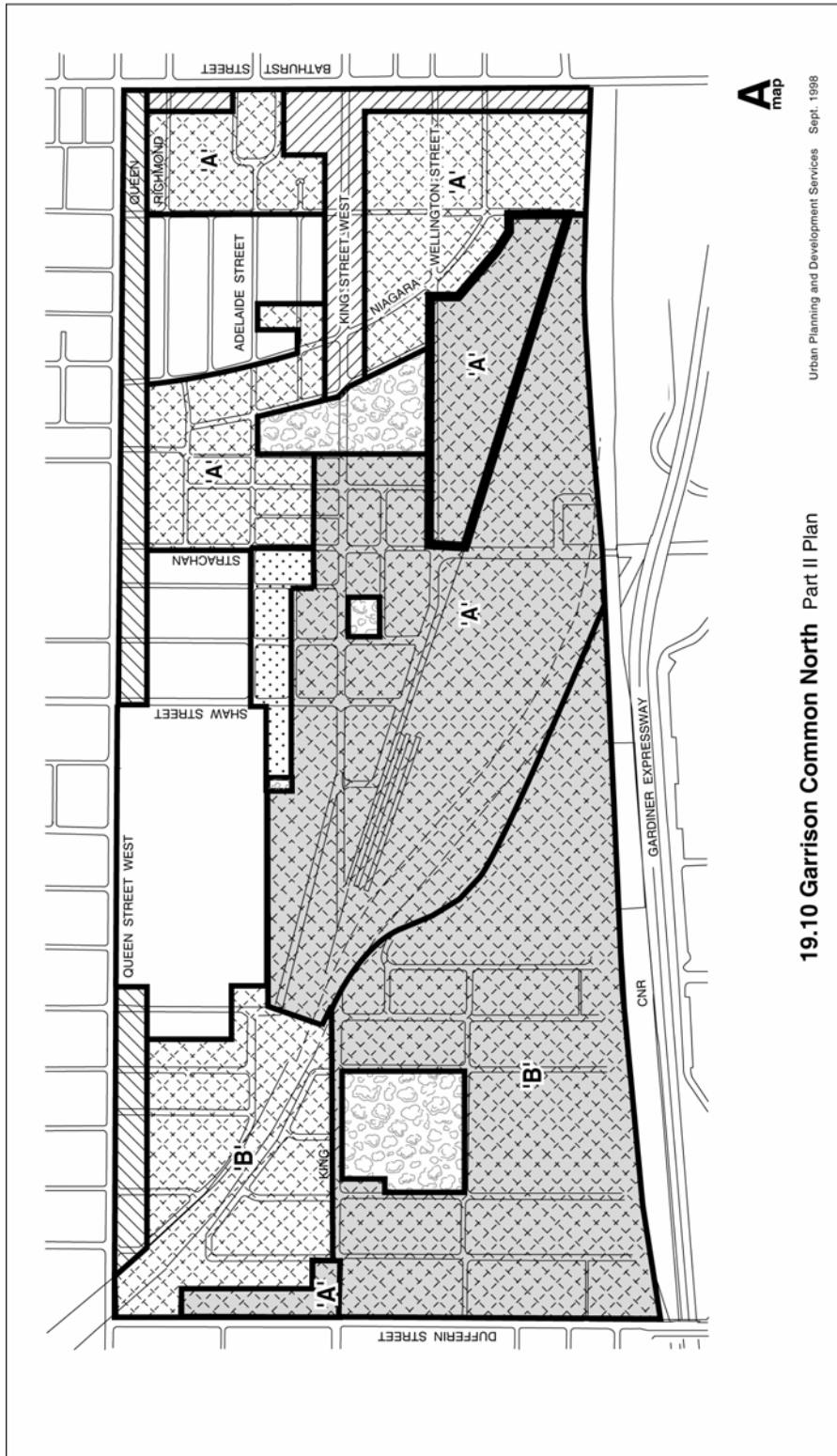
Director, Community Planning, Toronto and East York District

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List of Attachments:

- Attachment 1: Garrison Common North Part II Plan (Map)
- Attachment 2: New Official Plan for the City of Toronto Land Use Designation Map (Excerpt)
- Attachment 3: Garrison Common North Secondary Plan (Map)
- Attachment 4: Zoning By-law 438-86 Use Map for the Niagara Neighbourhood Built Form and Density Study Area (current)
- Attachment 5: Zoning By-law 438-86 Height Map for the Niagara Neighbourhood Built Form and Density Study Area (current)
- Attachment 6: Proposed Niagara Neighbourhood Edge Precinct Map
- Attachment 7: Proposed Niagara Neighbourhood Interior Precinct Map
- Attachment 8: Proposed Niagara Neighbourhood Zoning Map (Uses)
- Attachment 9: Proposed Niagara Neighbourhood Zoning Map (Heights)
- Attachment 10: Proposed built form envelopes for Bathurst Street
- Attachment 11: Proposed built form envelopes for King Street West
- Attachment 12: Proposed built form envelopes for Interior Precinct

Attachment 1: Garrison Common North Part II Plan (Map)



A map

Urban Planning and Development Services Sept. 1988

19.10 Garrison Common North Part II Plan

Toronto City Planning Division
Existing Part II Plan

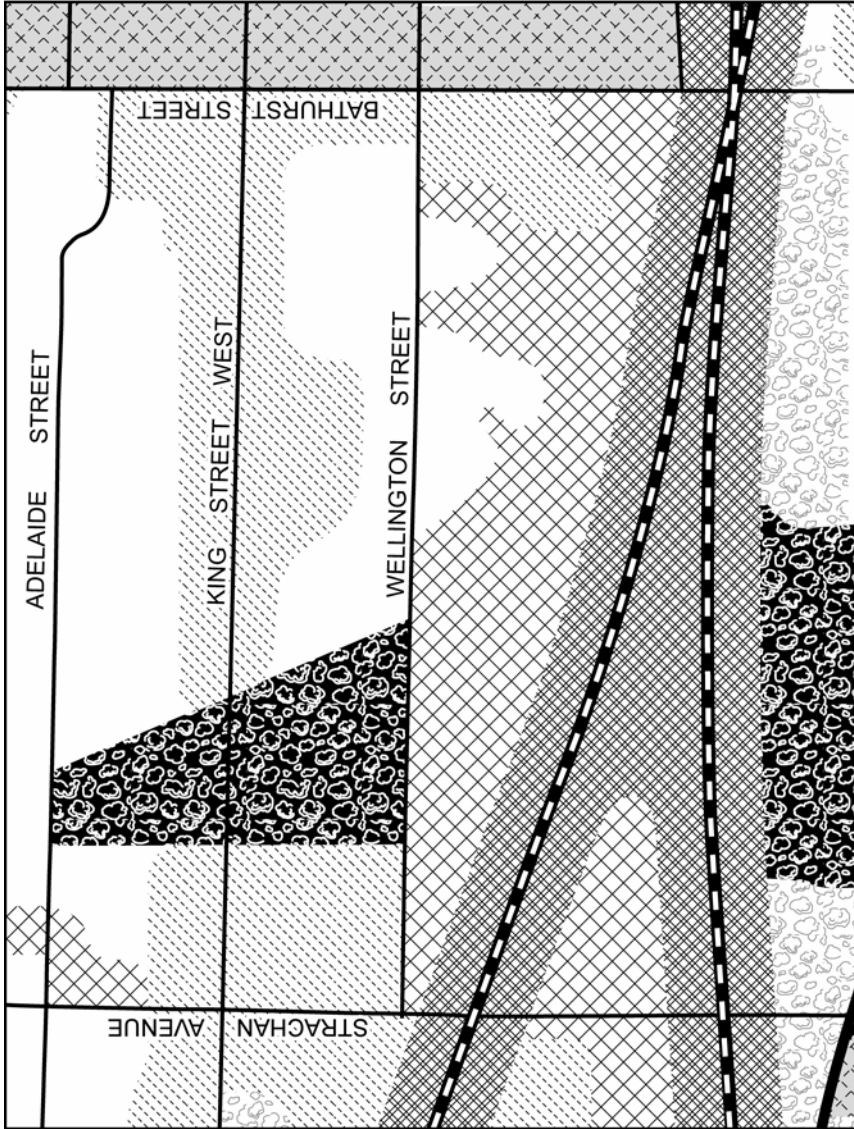
- Area Referred to in Section 3.19
- Low Density Residential Area
- Medium Density Residential Area
- Low Density Mixed Commercial-Residential Areas
- Medium Density Mixed Commercial-Residential Areas
- Mixed Industrial-Residential Area 'A' and 'B'
- General Use Area 'A' and 'B'
- Open Space

File # 04_187559



Not to Scale
03/22/06

Attachment 2: New Official Plan for the City of Toronto Land Use Designation Map (Excerpt)



TORONTO City Planning Division

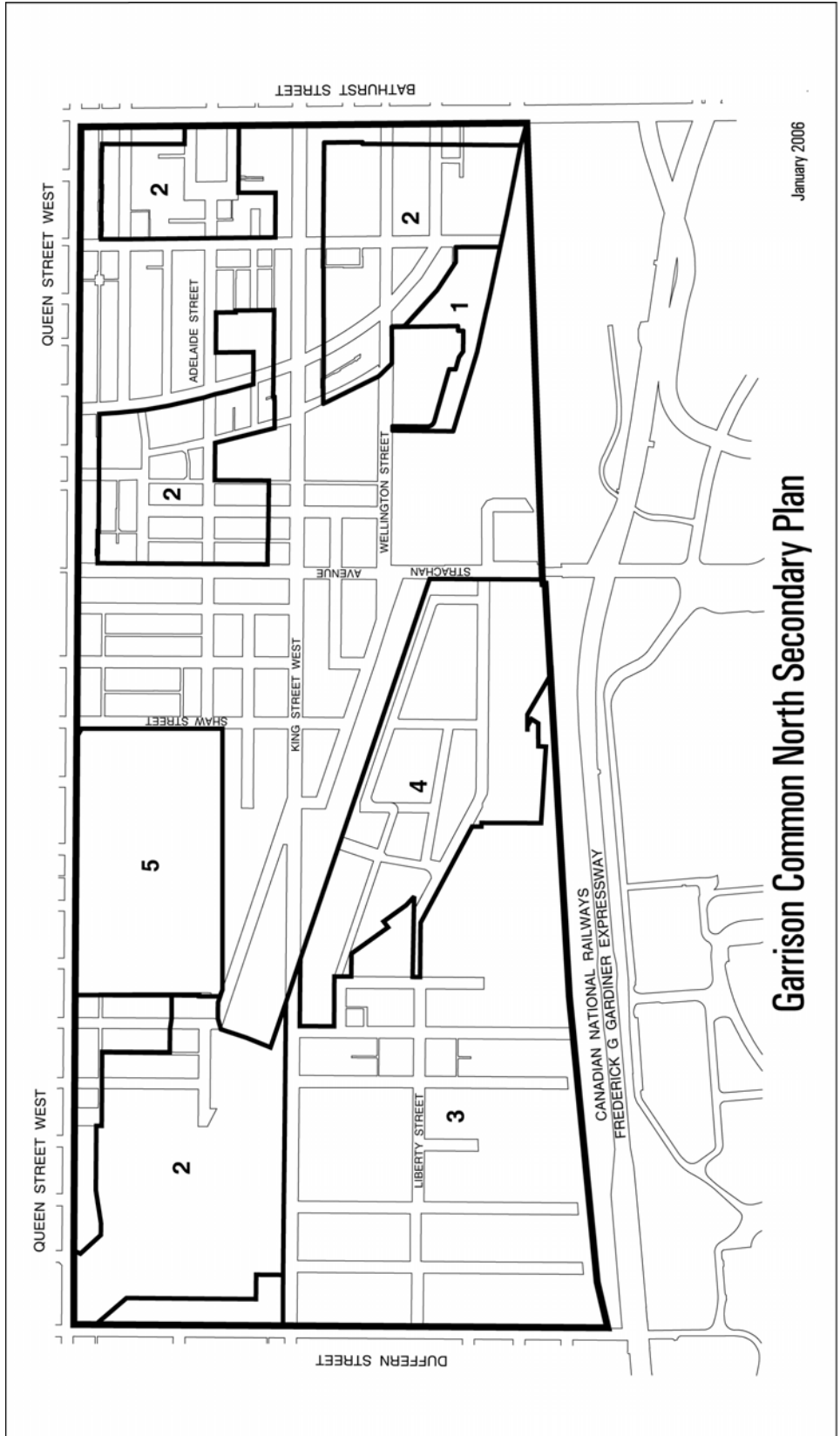
Extract of New Official Plan Map 12

File # 04_187559

- Neighbourhoods
- Mixed Use Areas
- Parks and Open Spaces Areas
 - Parks
 - Other Open Spaces Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Regeneration Areas
- Employment Areas
- Utility Corridors

↑
Note to Scale
03/21/06

Attachment 3: Garrison Common North Secondary Plan (Map)



January 2006

Garrison Common North Secondary Plan

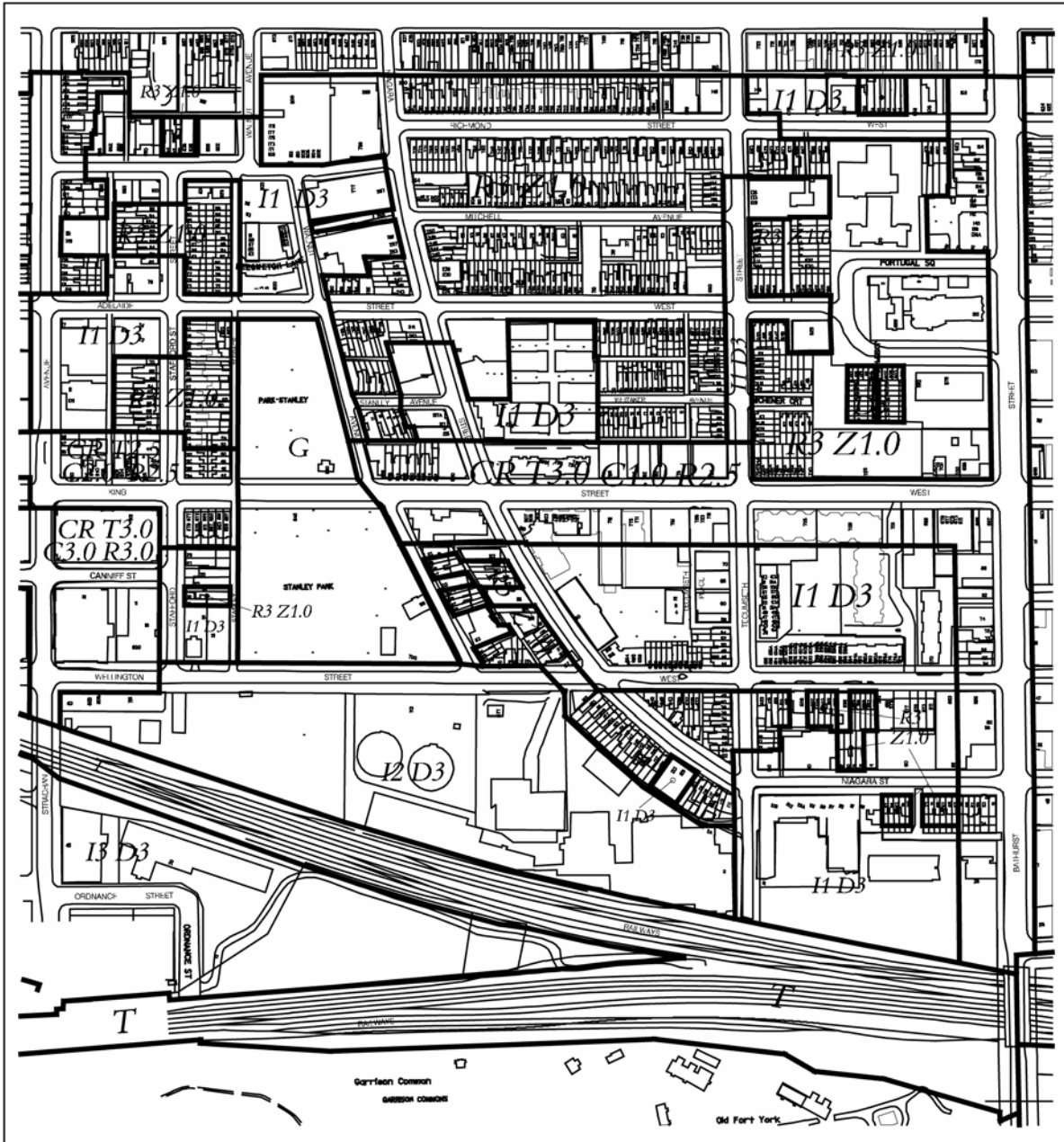
TORONTO City Planning Division
New Secondary Plan

File # 04_187559

↑
Not to Scale
03/21/06

- Secondary Plan Boundary
- 1 Site and Area Specific Policies

Attachment 4: Zoning By-law 438-86 Use Map for the general area (current)



 **TORONTO** City Planning
Division
Zoning

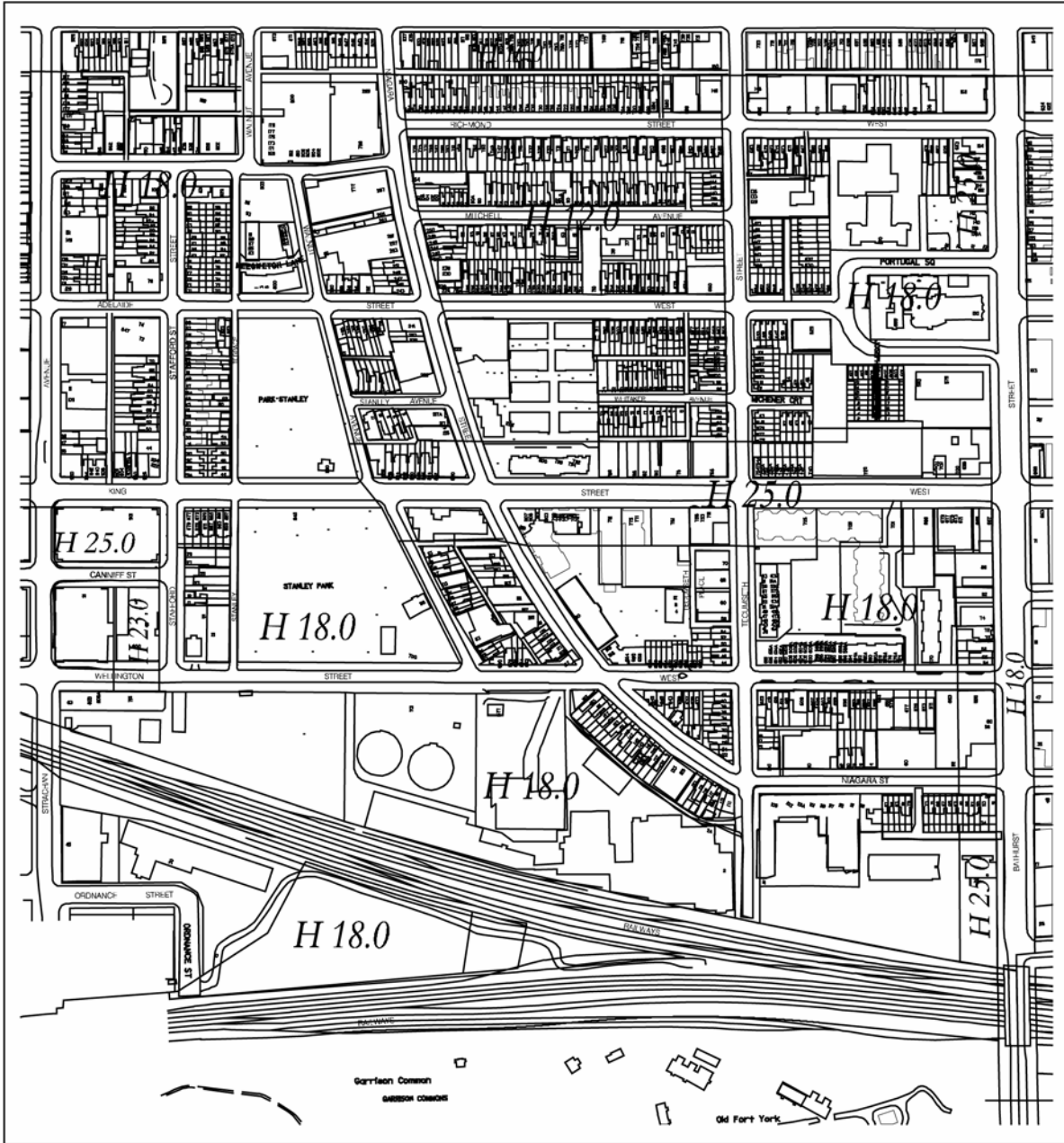
File # 04_187559

- | | | | |
|----|----------------------|---|---------------------|
| G | Parks District | T | Industrial District |
| R3 | Residential District | | |
| CR | Mixed-Use District | | |
| I1 | Industrial District | | |
| I3 | Industrial District | | |

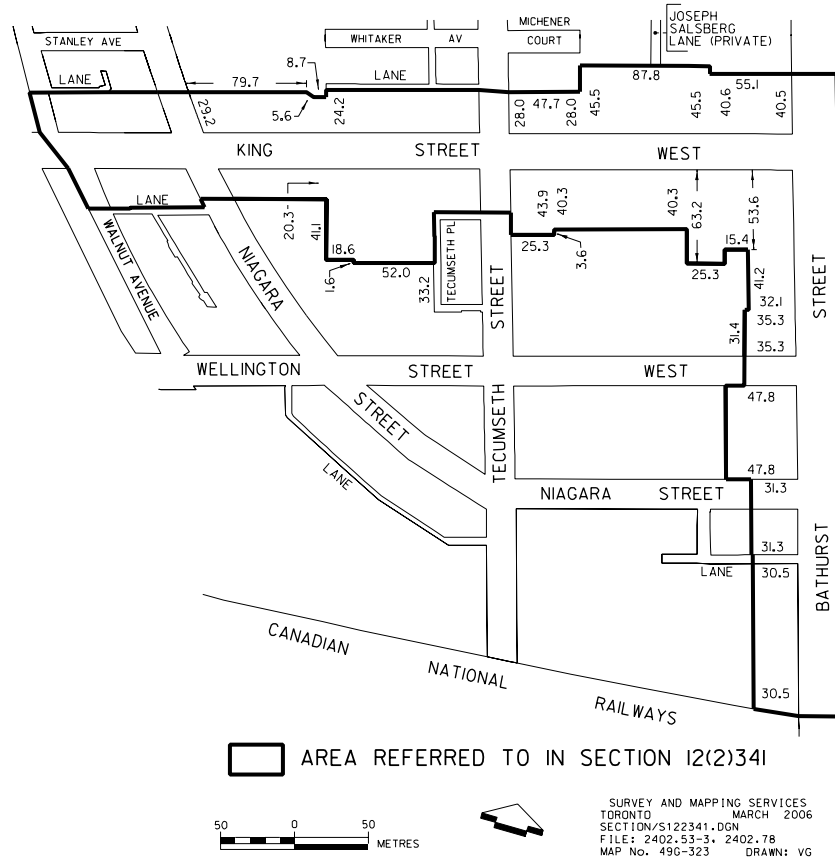


Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/21/06 - DR

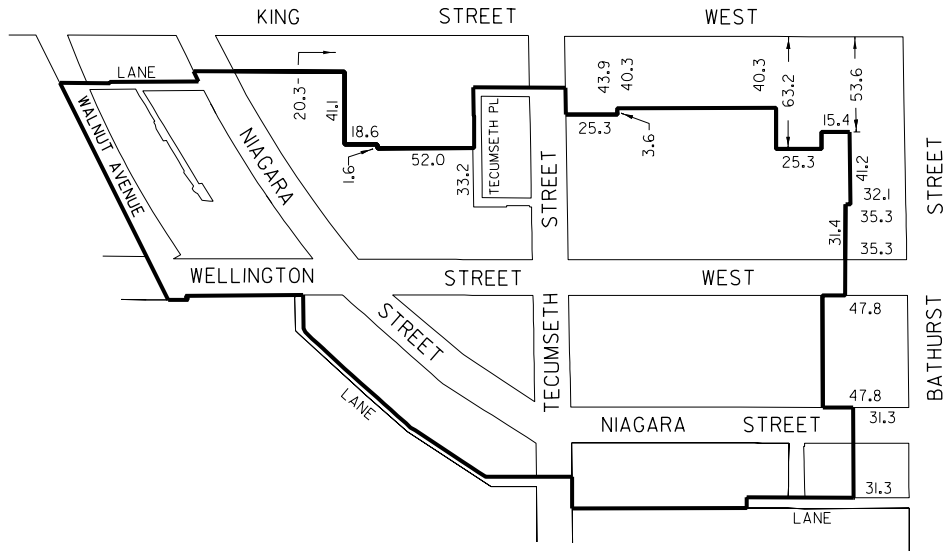
Attachment 5: Zoning By-law 438-86 Height Map for the general area (current)




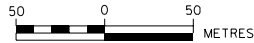
Attachment 6: Proposed Niagara Neighbourhood Edge Precinct Map



Attachment 7: Proposed Niagara Neighbourhood Interior Precinct Map



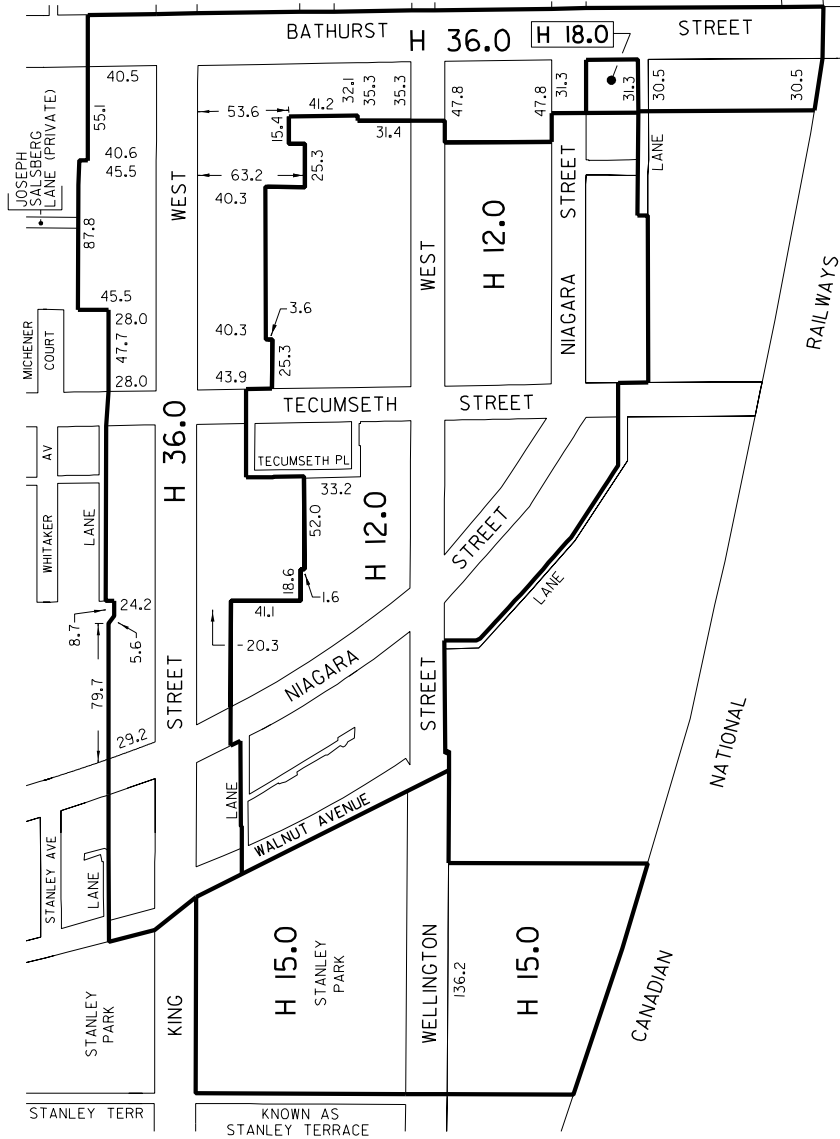
 AREA REFERRED TO IN SECTION 12(2)340



SURVEY AND MAPPING SERVICES
TORONTO MARCH 2006
SECTION/S122340.DGN
FILE: 2402.53-3, 2402.78
MAP No. 49G-323 DRAWN: VG

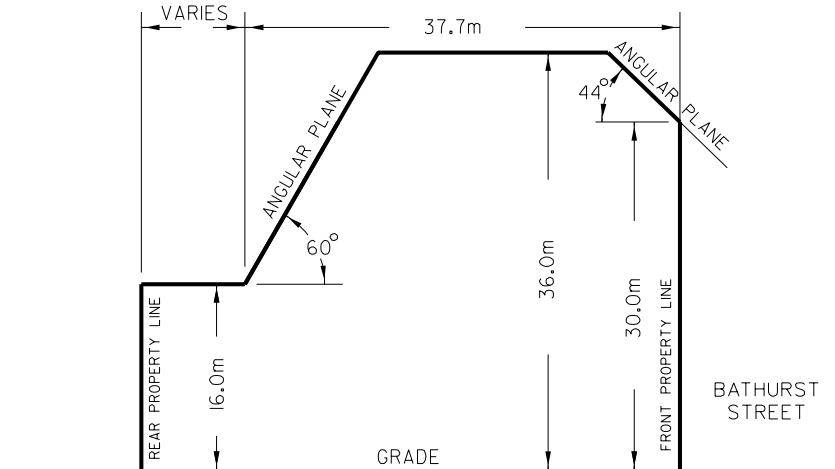
Attachment 9: Proposed Niagara Neighbourhood Zoning Map (Heights)

MAP 2



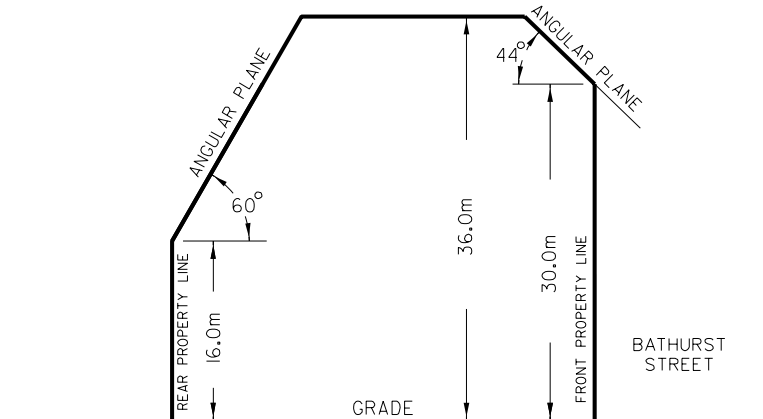
SURVEY AND MAPPING SERVICES
TORONTO MARCH 2006
BL06/NIAGARA2.DGN
FILE: 2402.53-3, 2402.78
MAP No. 496-323 DRAWN: VG

Attachment 10: Proposed built form envelopes for Bathurst Street



BATHURST STREET DEEP LOTS DIAGRAM
REFERRED TO IN SECTION 12(2)341(2)

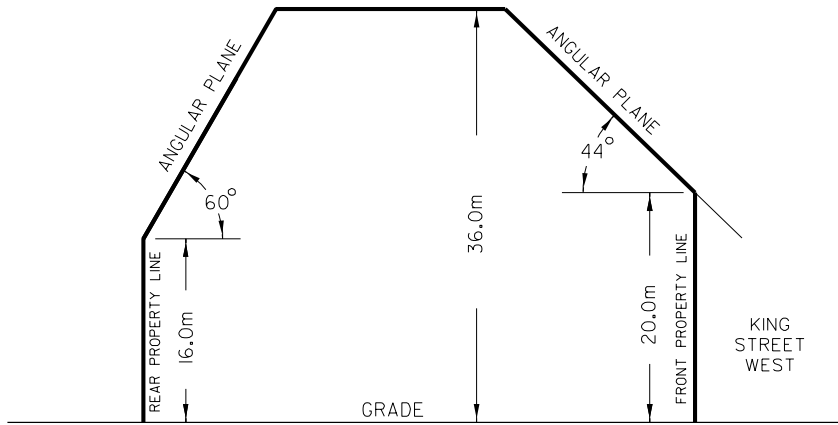
SURVEY AND MAPPING SERVICES
SECTION/S1223412.DGN
MARCH 2006



BATHURST STREET SHALLOW LOTS DIAGRAM
REFERRED TO IN SECTION 12(2)341(1)

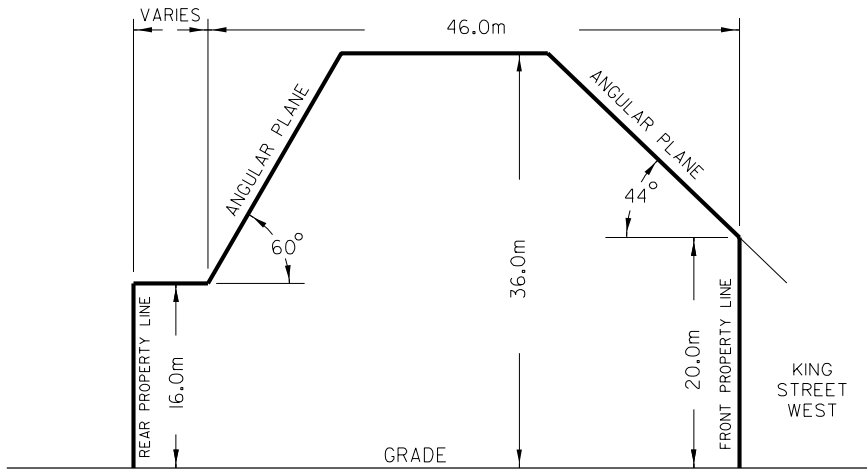
SURVEY AND MAPPING SERVICES
SECTION/S1223411.DGN
MARCH 2006

Attachment 11: Proposed built form envelopes for King Street West



KING STREET WEST SHALLOW LOTS DIAGRAM
REFERRED TO IN SECTION 12(2)341(3)

SURVEY AND MAPPING SERVICES
SECTION/S1223413.DGN
MARCH 2006



KING STREET WEST DEEP LOTS DIAGRAM
REFERRED TO IN SECTION 12(2)341(4)

SURVEY AND MAPPING SERVICES
SECTION/S1223414.DGN
MARCH 2006

Attachment 12: Proposed built form envelope for Interior Precinct

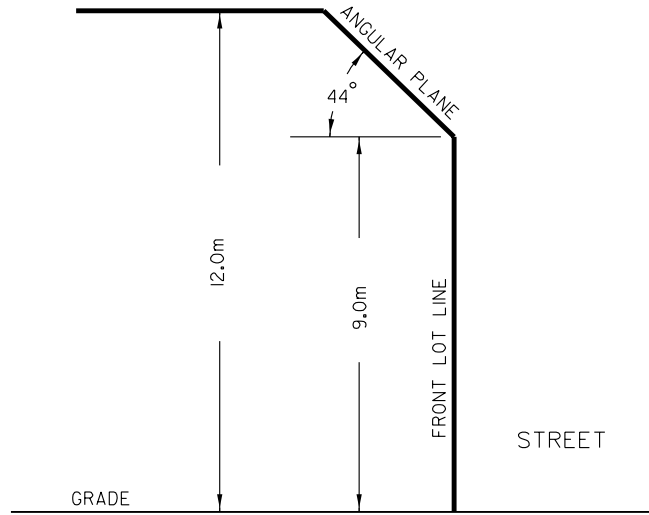


DIAGRAM REFERRED TO
IN SECTION 12(2)340(3)

SURVEY AND MAPPING SERVICES
SECTION/S1223403.DGN
MARCH 2006