

**2819 St Clair Avenue East -
Rezoning Application - Preliminary Report**

Date:	March 10, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 31 – Beaches-East York
Reference Number:	07-289599 STE 31 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to develop the site at 2819 St Clair Avenue East with 8 live/work townhouse dwelling units.

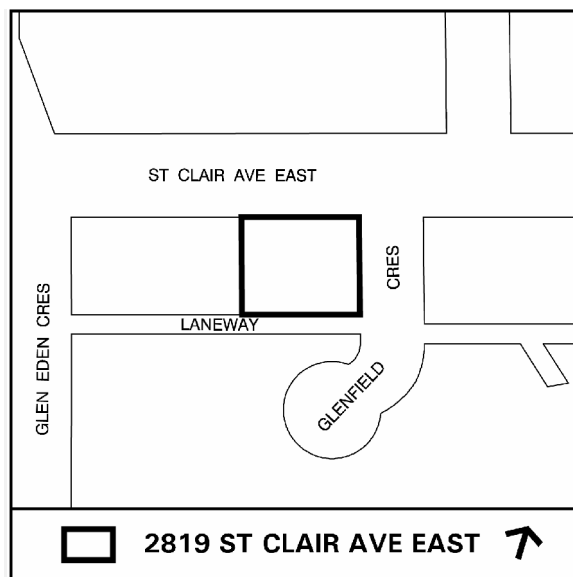
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Public Meeting is targeted for late spring 2008.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within



120 metres of the site.

3. 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.

ISSUE BACKGROUND

Proposal

The applicant proposes to develop the property at 2819 St. Clair Avenue East with 8, 3-storey live-work units. Each live-work unit will have an approximate gross floor area of 160 m². The development will have an overall height of approximately 10 metres.

Site and Surrounding Area

The subject site is located on the south side of St. Clair Avenue East, midway between Victoria Park Avenue and O'Connor Drive. The subject site has a frontage of approximately 30.5 metres, a depth of approximately 37 metres and an overall site area of approximately 1,115 m². The site currently contains an automotive repair shop and a gas bar which the applicant proposes to demolish and decommission.

Development in the vicinity can be described as follows:

North: Development north of the site consists of an elementary school and low density residential development in the form of single detached dwellings;

East: Development east of the site consists of a place of worship and mixed use developments with commercial at grade and retail above;

South: Development south of the site consists of low density residential development in the form of single detached dwellings; and

West: Development west of the site consists of a place of worship and low density development in the form of townhouse dwellings and single detached dwellings.

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 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*" 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; and
- providing good site access and circulation and an adequate supply of parking for residents and visitors.

Zoning

The subject site is zoned Commercial in the former Borough of East York Zoning By-law 6752, as amended. This zoning category permits commercial and institutional land uses.

Site Plan Control

The subject site and development are subject to Site Plan Control. An application for Site Plan Control has been submitted and is being reviewed concurrently with the Rezoning application.

Ravine Control

The subject site is in an area subject to Ravine Control.

Reasons for the Application

An amendment to the Zoning By-law is required to permit residential uses at grade, as well as to permit the proposed scale of development.

Provided the proposed development is found to be in compliance with the development criteria for “*Mixed Use Areas*” an Official Plan amendment will not be required.

COMMENTS

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Appropriateness of Use

The applicant is proposing to rezone the subject site to allow for live-work dwellings with residential land uses at grade. Appropriate standards such as minimum floor to ceiling heights, as well as the relationship of the front door to grade will be reviewed to ensure the proposed live/work units properly address St. Clair Avenue East.

The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan development criteria for “*Mixed Use Areas*”.

Building Siting and Massing

The proposed building siting and massing will be reviewed in terms of the proposed building’s proximity to the existing residential dwellings directly to the south and north as well as the site’s relationship to St. Clair Avenue East.

Parking and Loading

The amount of parking provided and design of any parking area must be reviewed in relation to the context of the proposal. The adequacy of the proposed parking and loading will be reviewed and additional information regarding parking and loading may be required as part of the development review process.

Tree Preservation

The property is subject to the Ravine Protection By-law, and as such, Urban Forestry Services may require the submission of either an Arborist Declaration or an Arborist Report to complete the application review.

Toronto Regional Conservation Authority

The southern portion of the subject site falls within the Toronto Regional Conservation Authority (TRCA) area of interest, and as such, TRCA staff will determine whether or not a TRCA permit is required.

Green Development Standards

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Further Information Required

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

CONCLUSION

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor for late spring 2008. A Final Report and a Public Meeting under the *Planning Act* to consider this application is targeted for spring 2009, provided that the information required is forthcoming in a timely manner.

CONTACT

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SIGNATURE

Raymond David, Acting Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations (Front)

Attachment 3: Elevations (Rear)

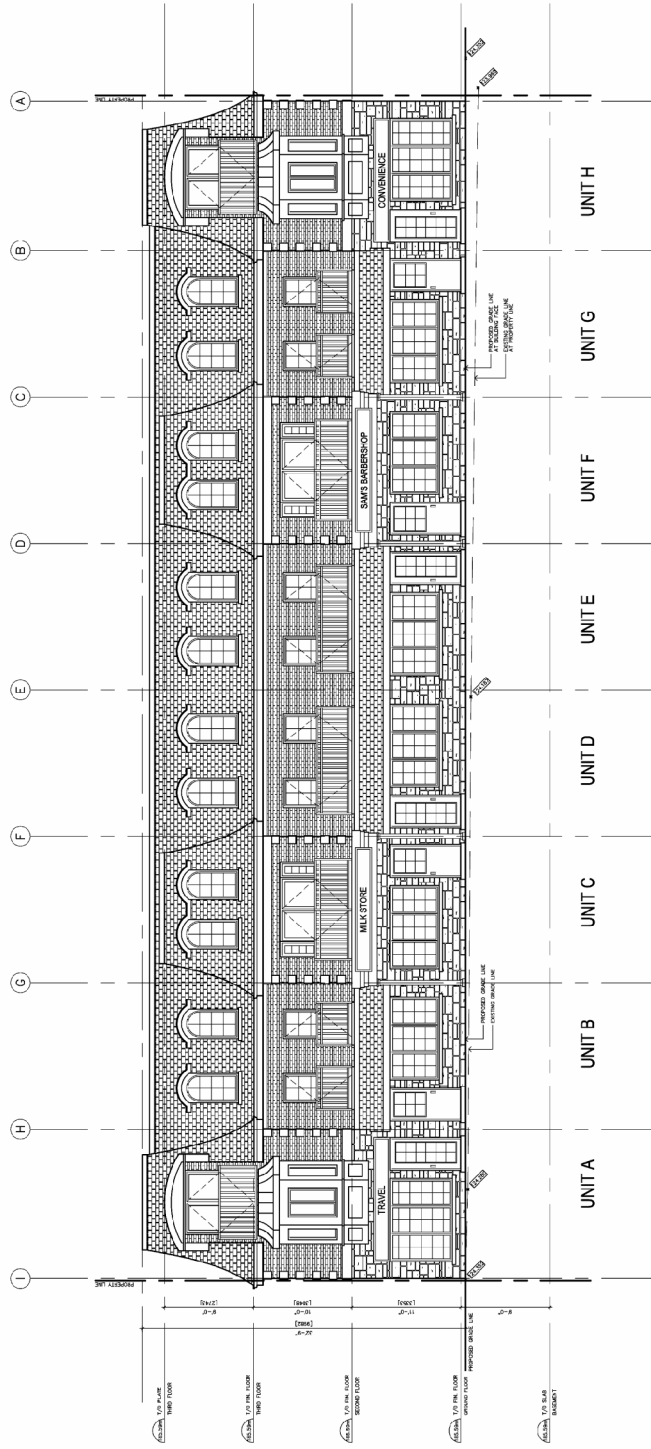
Attachment 4: Elevations (East)

Attachment 5: Elevations (West)

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 2: Elevations (Front)



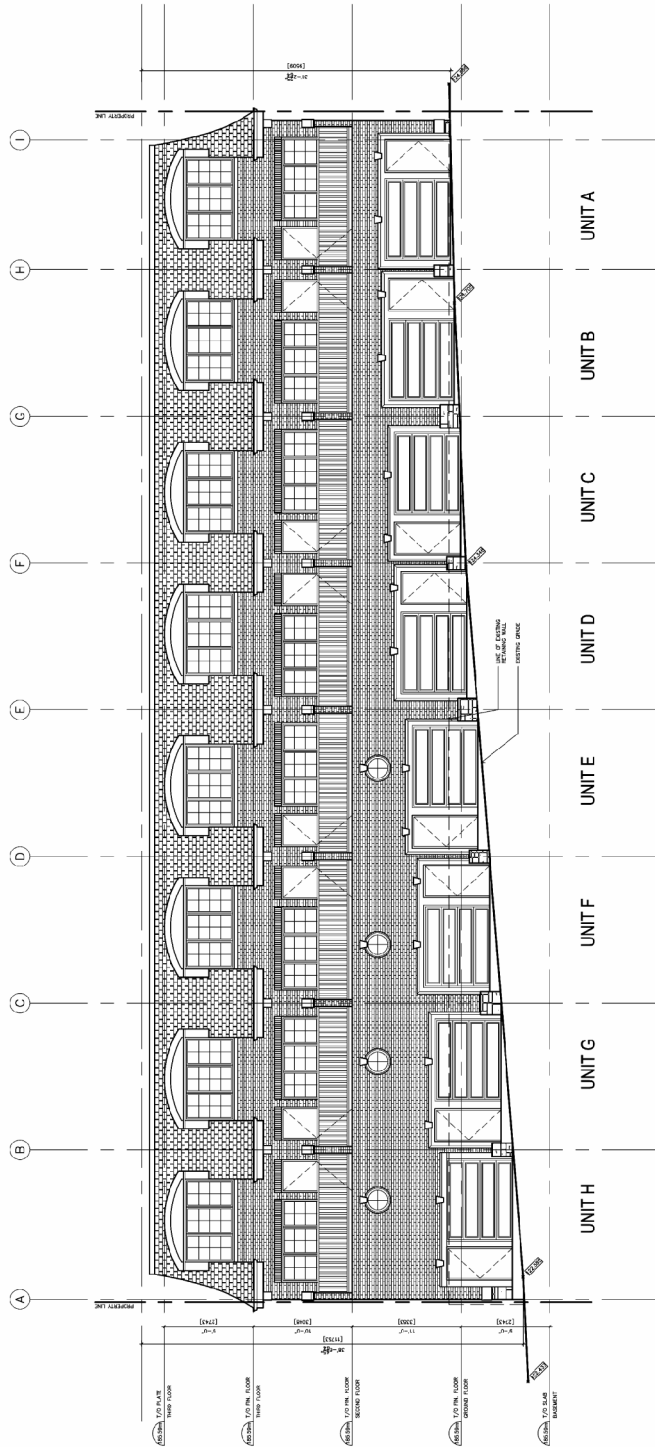
2819 St Clair Avenue East

Front Elevation
 Applicant's Submitted Drawing

Not to Scale
 02/06/08

File # 07_289599

Attachment 3: Elevations (Rear)



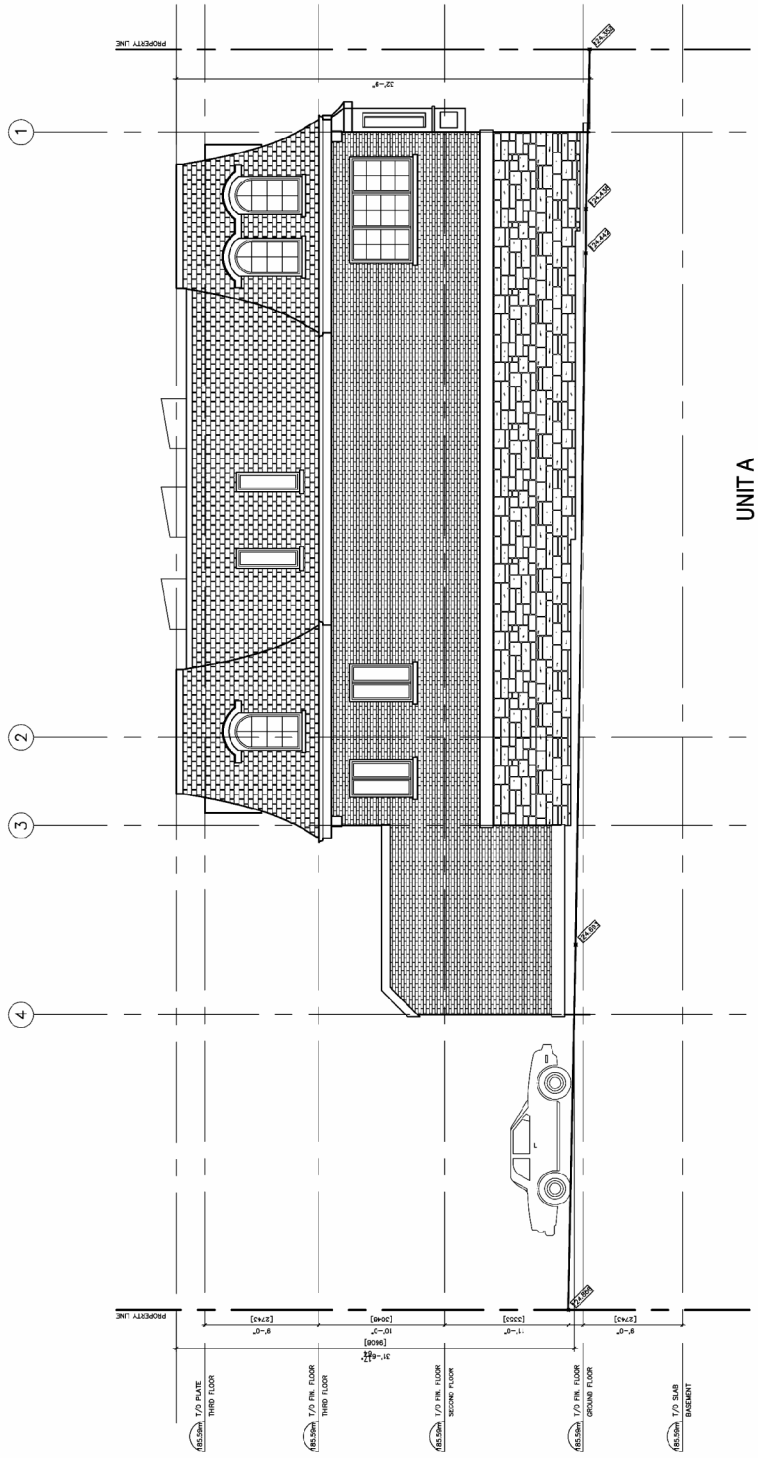
2819 St Clair Avenue East

Rear Elevation
 Applicant's Submitted Drawing

File # 07_289599

Not to Scale
 02/06/08

Attachment 4: Elevations (East)



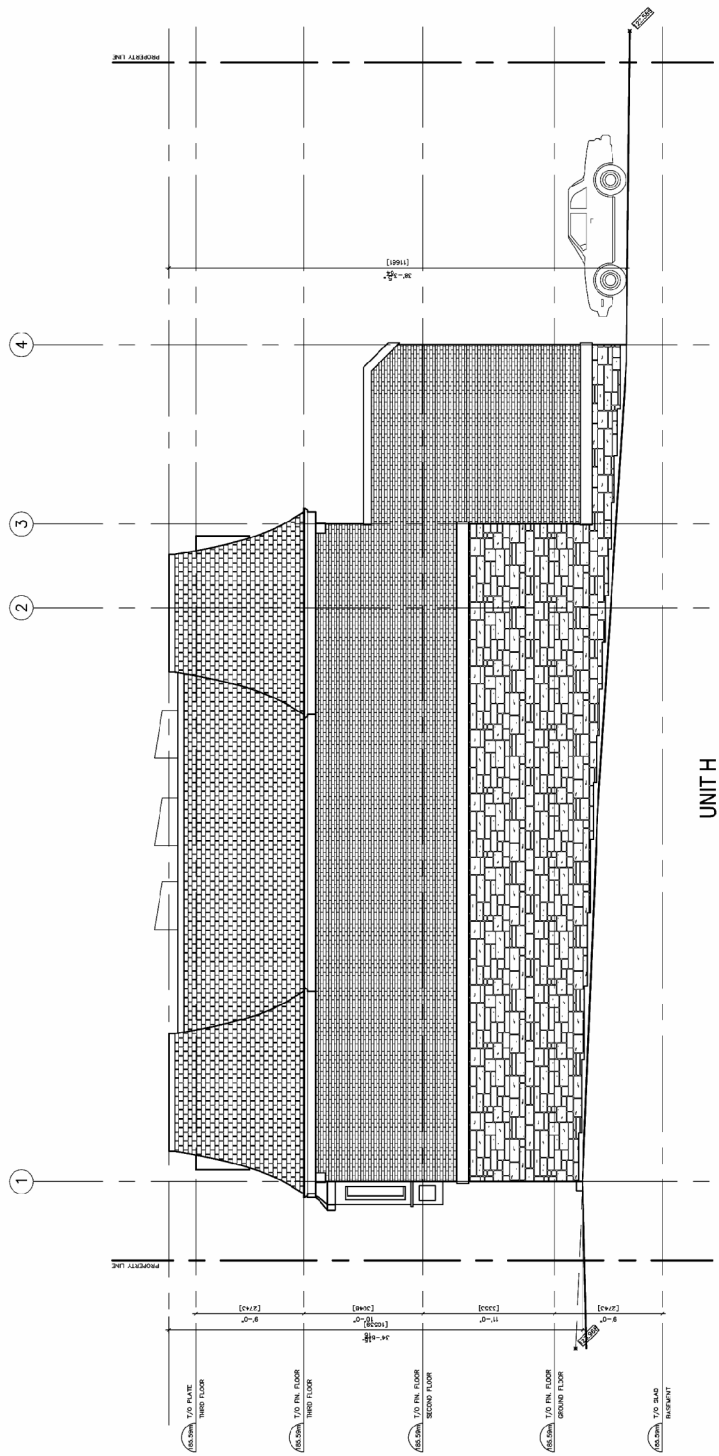
2819 St Clair Avenue East

East Elevation
Applicant's Submitted Drawing

File # 07_289599

Not to Scale
02/06/08

Attachment 5: Elevations (West)



2819 St Clair Avenue East

West Elevation
Applicant's Submitted Drawing

File # 07_289599

Not to Scale
02/06/08

Attachment 6: Zoning



2819 St Clair Avenue East

File # 07_289599

- R1B Low Density Residential
- R2A Medium Density Residential
- C Commercial
- G Conservation



Not to Scale
Zoning By-law 6752 as amended
Extracted 02/06/08 - DR

Attachment 7: Data Application Sheet

Application Type	Rezoning	Application Number:	07-289599 STE 31 OZ
Details	Rezoning, New Building	Application Date:	December 28, 2007

Municipal Address: 2819 ST CLAIR AVE E
 Location Description: PL M621 LT3 LT4 PT LT2 **GRID S3106
 Project Description: Application for Rezoning- demolish existing gas bar and garage building - Construct eight new rowhouses with ground floor commercial.

Applicant:	Agent:	Architect:	Owner:
Aristotle Christou			Perampalam Arulalagan

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	Commercial	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1115	Height:	Storeys:	3
Frontage (m):	30.5		Metres:	10
Depth (m):	37			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	1280		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1280			
Lot Coverage Ratio (%):	0			
Floor Space Index:	1.15			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1280	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	8			

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