

2-90 Lisgar St – Rezoning Application - Preliminary Report

Date:	April 9, 2008
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	07 268078 STE 18 OZ

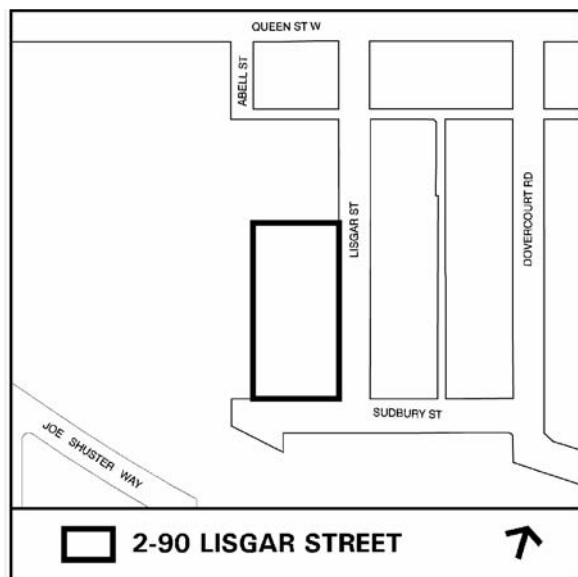
SUMMARY

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 a fifteen storey mixed use building at 2-90 Lisgar Street. Retail and office uses are proposed for the ground and second floor, with residential uses occupying the thirteen floors above.

The application is being reviewed by staff, and a Community Consultation Meeting will be held. The Community Consultation Meeting is targeted for mid-May, and the Statutory Meeting is targeted for the third quarter of 2008. This assumes that the applicant provides the required information in a timely manner throughout the review period.

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.



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 proposal is for a fifteen storey (60 metre) mixed use building containing a total of 23,190 square metres of residential gross floor area and 5,315 square metres of non-residential gross floor area for a total of 28,505 square metres. The overall density of the site would be 4.78 times the area of the lot, with 0.9 times non-residential density. The non-residential space would occupy the ground and second floors. The ground floor is proposed to contain a large grocery store at the north end of the building and 8 smaller retail units with frontage on Abell and Lisgar Streets, and office space is proposed on the second floor.

Parking for 361 vehicles would be provided in a 3-level underground parking garage with ingress from Lisgar Street and egress to Sudbury Street. 314 spaces are proposed for residents and the non-residential component of the development and 47 spaces are for the public. Loading is located on the ground floor off a service lane which runs in an east/west direction through the site. Amenity space is provided on the third floor, with access to the roof of the second storey, and on the roof of the building.

Site and Surrounding Area

The site is 5,971 square metres and is currently occupied with a one and two storey warehouse building. The City is finalizing the purchase of the northern 0.3 hectares of the site for parkland, with the rest of the site being subject to this development application.

North: To the north of the subject site (north of the proposed park) is Postal Station C, which is listed on the Toronto Heritage Properties Inventory. Two to three storey buildings dominate the north side of Queen Street.

West: To the west of the site there are a number of sites which have recently been granted approvals at the Ontario Municipal Board. These include the following:

Address	Podium Height (in storeys)	Podium Height (in metres)	Overall Height (in storeys)	Maximum Heights (in Metres)
150 Sudbury St.	7	21-23 m	18	59.05 m
48 Abell St.	8	25 m	16 and 14	50.5 and 42 m
1171 Queen St. (Queen St. frontage)	4-6	14-19.7 m	8	29 m
1171 Queen St. (tower portion)	17-19	52-56 m	20	59.5 m

East: To the east of the site is a 9 storey apartment building and, at 45 Lisgar, an application for a mixed use building which is at the Ontario Municipal Board. City staff have proposed a settlement is based on a 14 storey building (40 metres).

South: Sudbury Street forms the southern edge of the subject site and industrial buildings run along the south side of Sudbury Street.

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 is designated Regeneration Area in the City of Toronto Official Plan. Regeneration Areas are areas of the City which should include a mix of uses including commercial, residential, live/work, institutional and light industrial. These are areas that are no longer in productive urban use due to shifts in the local or global economies, but they represent an opportunity to direct growth in the City.

The site is within the Garrison Common North Secondary Plan Area. The Secondary Plan's major objectives include:

- ensuring that new development be integrated into the established city fabric;
- including a variety of land uses and densities;
- including community services and facilities; and
- providing for a range of housing types in terms of size, type, affordability and tenure.

Within the Secondary Plan, the site is located in Area 2 which has specific policies regarding studies that need to be completed prior to significant development. These include urban design guidelines, an open space plan, a community services strategy, a community improvement strategy, and environmental and transportation policies. City staff have drafted Official Plan and Zoning amendments to address these issues but they are not yet in force. Urban design guidelines have not been prepared.

Relating to urban structure and built form, the Plan calls for new developments to be designed to easily adapt to conversion with particular focus on:

- street level spaces;
- ability to facilitate changes in market demand for services and activities;
- ability to provide for a range of dwelling types, with an emphasis on grade related units that are suitable for households with children; and
- shared open space, parking facilities and servicing areas between development parcels, where possible.

Zoning

The site is zoned I1 D3.0 with a height limit of 18 metres in Zoning By-law 438-86.

Site Plan Control

No application for Site Plan Approval has been submitted. Site Plan approval will be required and an application will be submitted at a later date.

Site Specific By-law – West Queen West Triangle

The City has approved the recommendations contained in the Staff Report dated June 11, 2007 to amend the Official Plan and Zoning By-law for the entire West Queen West Triangle area (of which this site is part). The Bills have not yet gone to Council, and therefore the By-laws are not yet in effect.

The approved, but not in-force, By-law designates the park portion of the site as "G" and the developable portion as RA(h), with a podium height of 18 metres (6 storeys) and a tower height of 36 metres (12 storeys). The residential portion of the development would only be permitted if the non-residential requirement of 0.7 times the area of the lot is provided as part of the redevelopment.

Reasons for the Application

The application for a Zoning Amendment is required since the proposed residential use, building height and density do not comply with the in-force zoning. Other areas of non-compliance may be identified through the review process.

COMMENTS

Issues to be Addressed

The following issues need to be reviewed against the current planning directions for the area:

- proper dimensioning of all submitted drawings;
- overall massing of the building;
- overall height of the building;
- mechanical penthouse location and size;
- the interface of the building with the park;
- relationship of the project to heritage buildings in the area;
- shadow impact on adjacent properties, especially the park;
- location and type of non-residential uses;
- streetscape issues;
- bicycle parking;
- safety and noise attenuation measures relating to the rail corridor;
- site access, loading and parking;
- opportunities to incorporate Toronto Parking Authority parking in the development; and
- community benefits.

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

Many of the drawing submitted to the City do not include a sufficient number of dimensions for staff to perform a proper review. Revised drawings must be submitted that indicate all dimensions.

There are a number of studies that still need to be submitted by the applicant to ensure a full review of the application. These include: a green development checklist, sun/shade studies which include the cumulative shadows of all the buildings in the immediate vicinity of the subject site, an archaeological assessment and detailed landscape plans.

Staff will schedule a Community Consultation Meeting with the Ward Councillor and the applicant and will continue to review the application. The applicant is encouraged to provide the required additional materials as detailed above as soon as possible. It is anticipated that a statutory meeting will be held in the third quarter of 2008, provided the applicant provides all required information in a timely manner.

Staff will work with the Ward Councillor and the local community to determine appropriate Section 37 benefits if additional density and/or height are deemed appropriate.

CONTACT

Sarah Phipps, Planner
Tel. No. (416) 392-7622
Fax No. (416) 392-1330
E-mail: sphipps1@toronto.ca

SIGNATURE

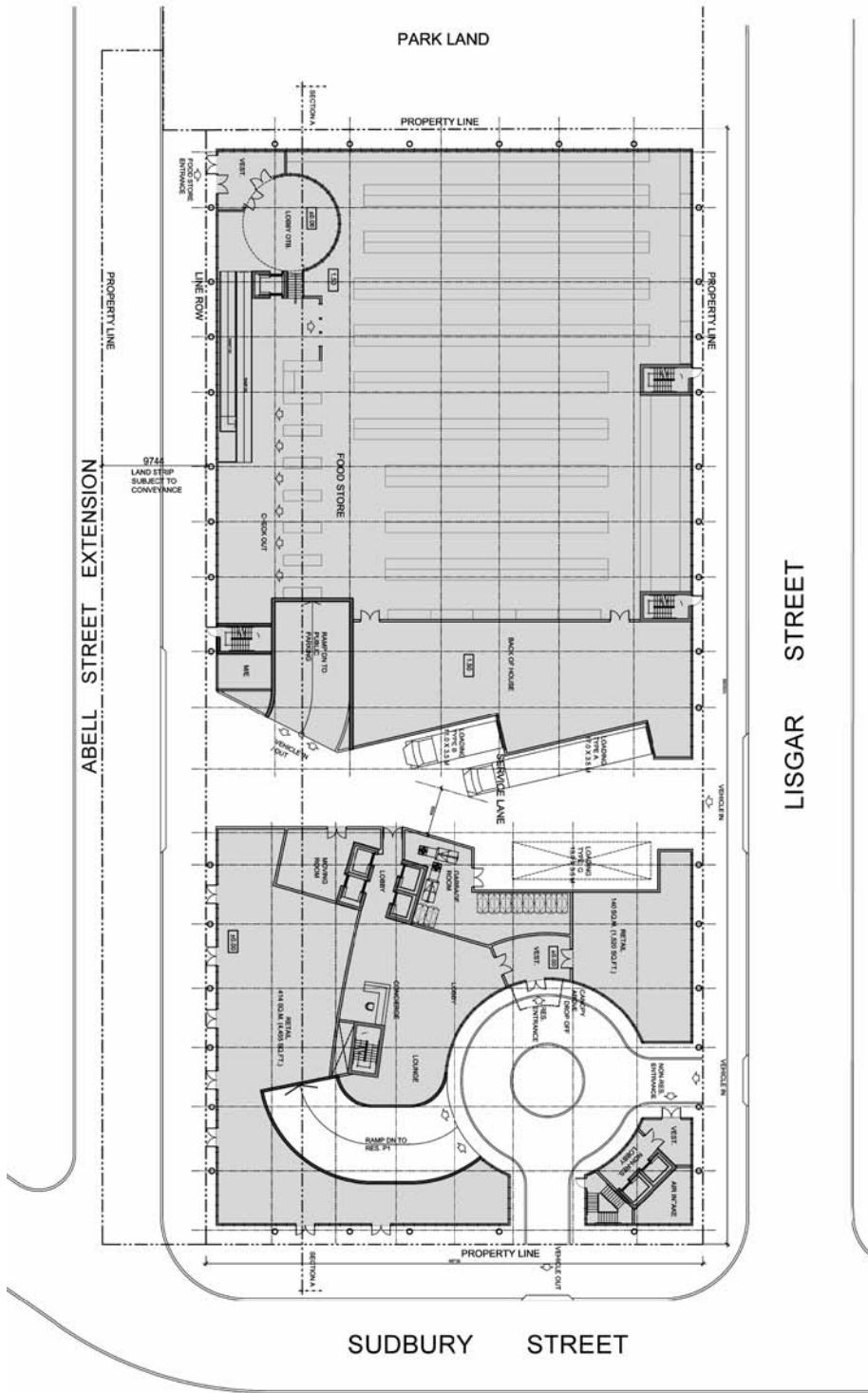
Raymond David, Acting Director
Community Planning, Toronto and East York District

(P:\2008\Cluster B\pln\teycc11373050059.doc) - cc

ATTACHMENTS

Attachment 1: Site Plan/Ground Floor Plan
Attachment 2: South Elevation
Attachment 3: West Elevation
Attachment 4: Building Section
Attachment 5: 3-D Rendering
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan/Ground Floor Plan



2-90 Lisgar Street

File # 07_268078

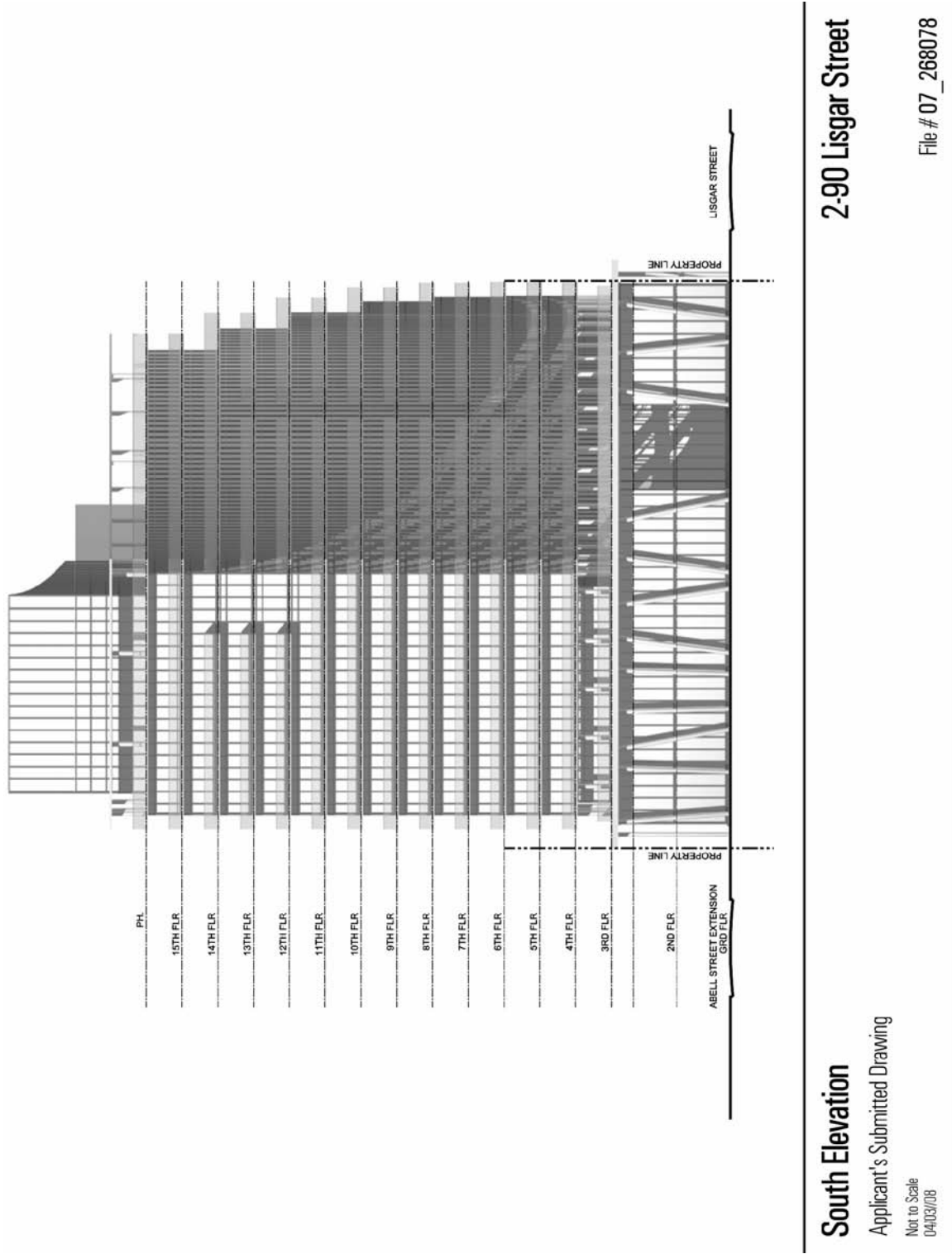
Site Plan

Applicant's Submitted Drawing

Not to Scale
04/03/08



Attachment 2: South Elevation



2-90 Lisgar Street

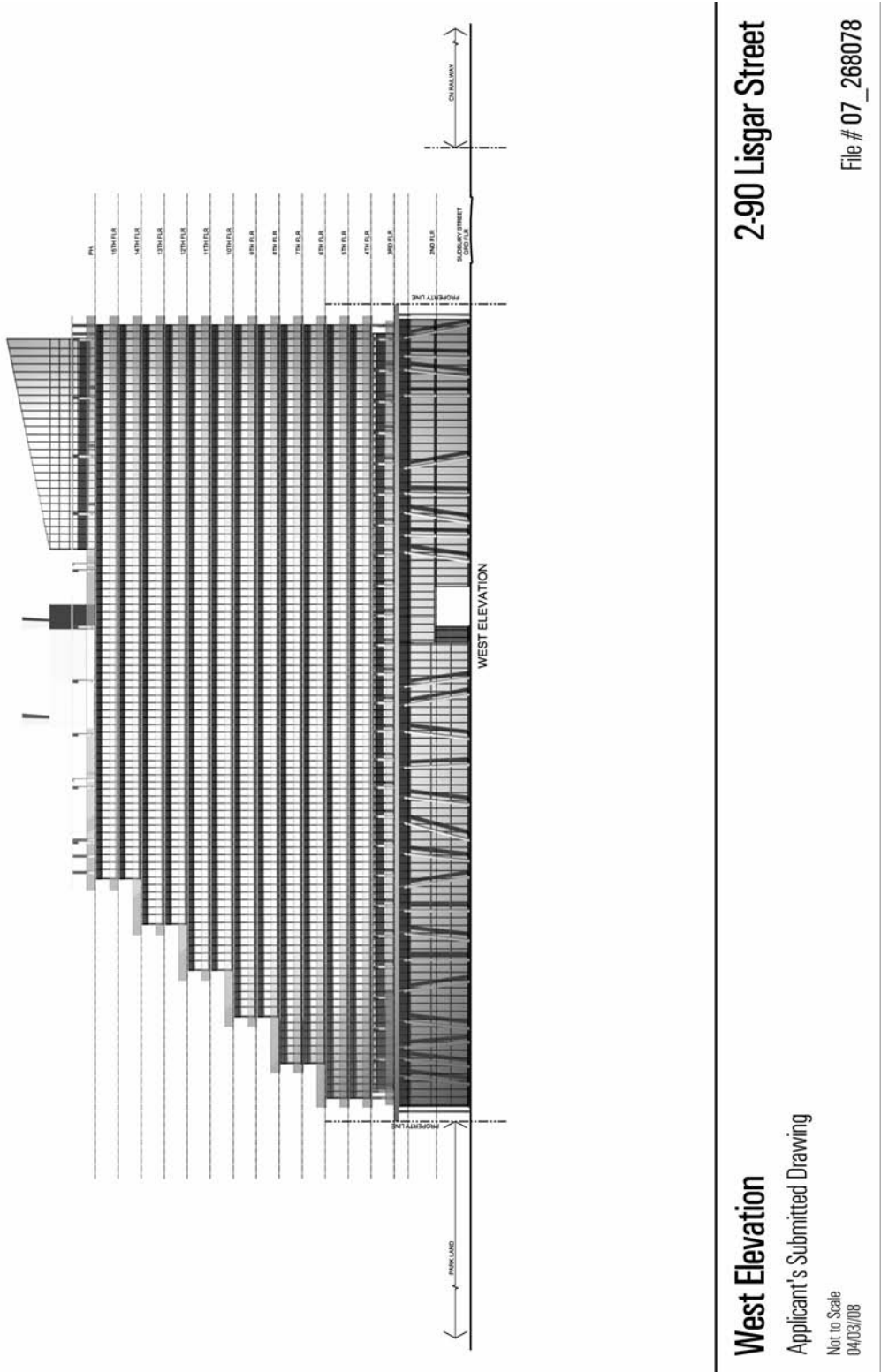
File # 07_268078

South Elevation

Applicant's Submitted Drawing

Not to Scale
04/03/08

Attachment 3: West Elevation

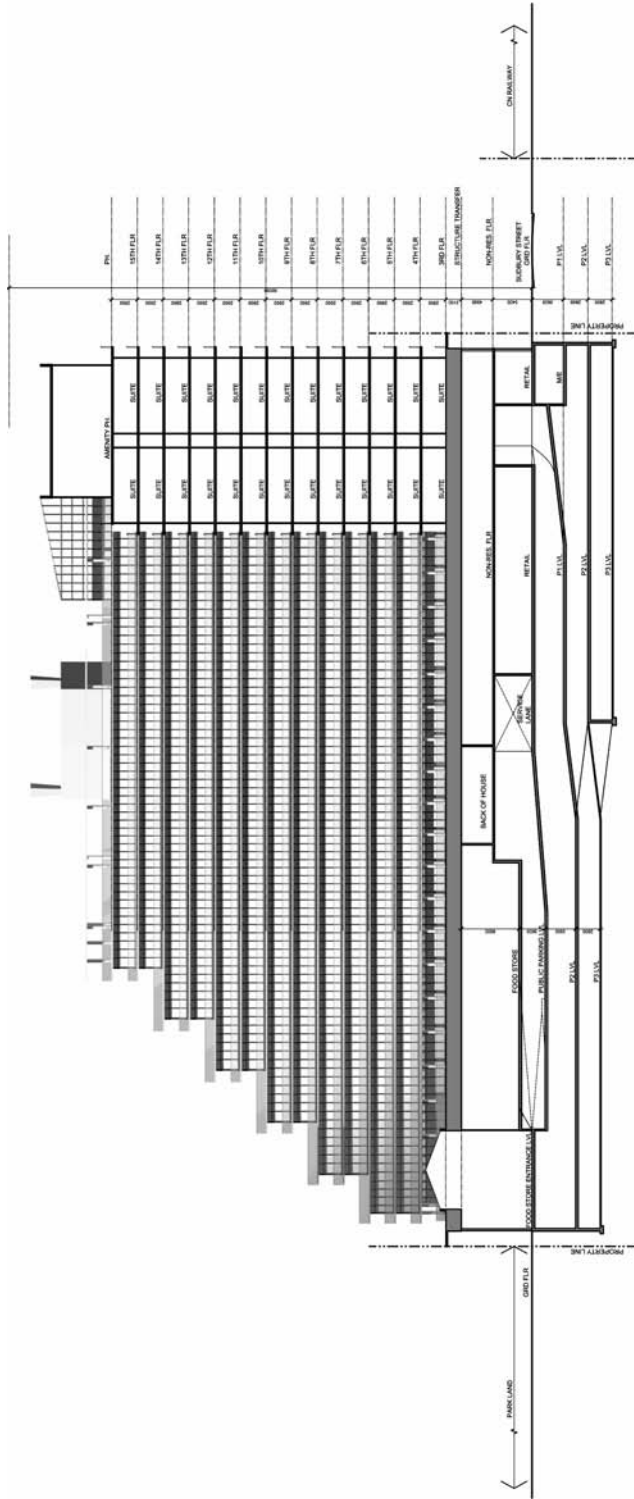


West Elevation
Applicant's Submitted Drawing
Not to Scale
04/03/08

2-90 Lisgar Street

File # 07_268078

Attachment 4: Building Section



2-90 Lisgar Street

Section A-A

Applicant's Submitted Drawing

Not to Scale
04/03/08

File # 07_268078

Attachment 5: 3-D Rendering



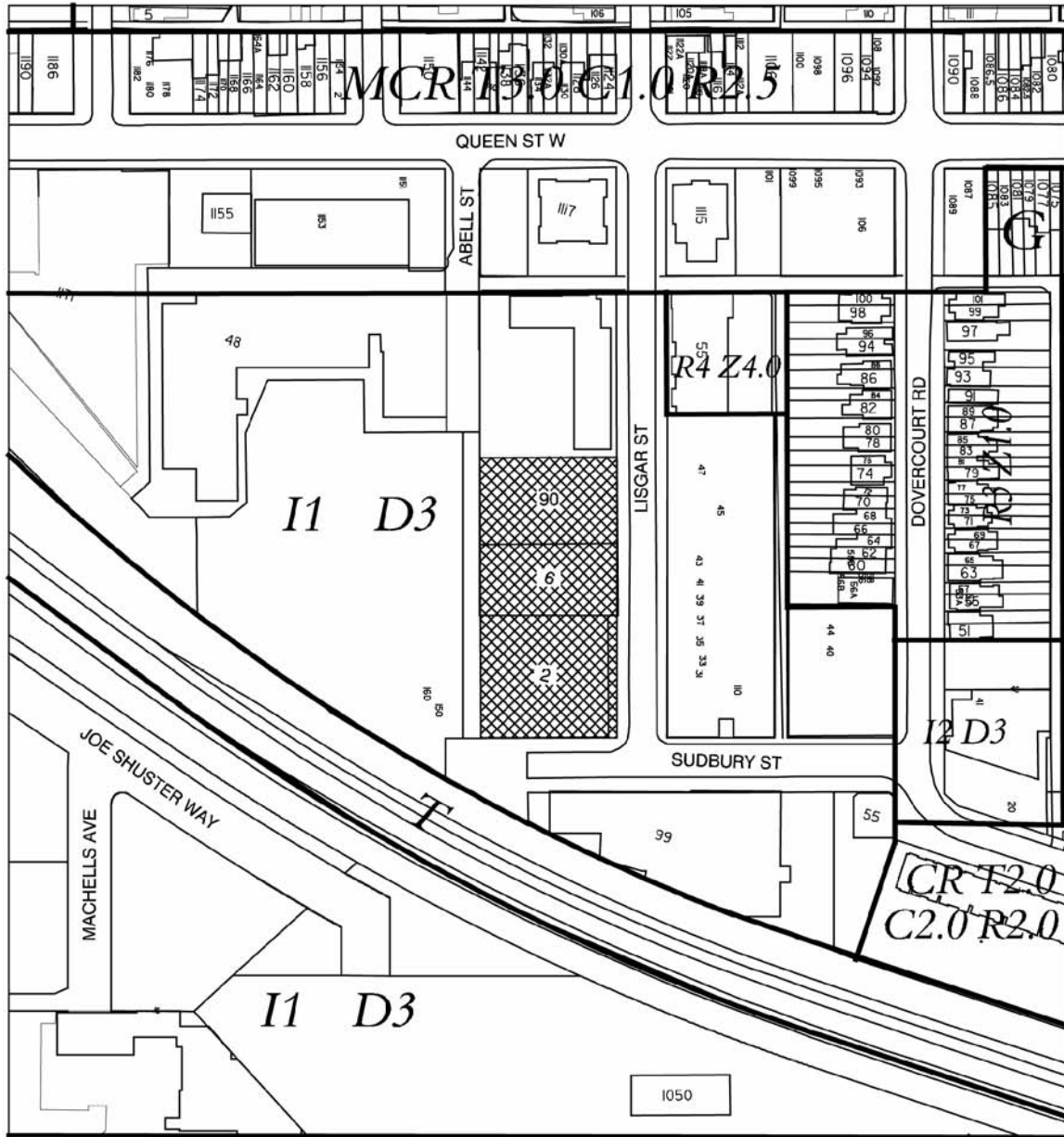
Artist's Conception
Applicant's Submitted Drawing

Not to Scale
04/03/08

2-90 Lisgar Street

File # 07_268078


Attachment 6: Zoning



TORONTO City Planning
Zoning

2-90 Lisgar Street
File # 07_268078

R3 Residential District	I1 Industrial District
R4 Residential District	I2 Industrial District
CR Mixed-Use District	T Industrial District
MCR Mixed-Use District	G Parks District


 Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 04/03/08 - AA

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	07 268078 STE 18 OZ
Details	Rezoning, Standard	Application Date:	October 9, 2007

Municipal Address: 2-90 LISGAR ST

Location Description: PL 960 LTS 10 TO 12 PT LT9 PT ABELL ST CLOSED RP66R-17443 PTS 13&14 WITH ROW FPRM 3 100% **GRID S1807

Project Description: Proposed 15 storey mixed use building consisting of a 2 storey retail podium with 13 floors of residential use above.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC		PAGE AND STEELE	UNITED PORTUGUESE WHOLESALE

PLANNING CONTROLS

Official Plan Designation:	Regeneration Area	Site Specific Provision:	
Zoning:	I1 D3	Historical Status:	N
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	5971.3	Height:	Storeys:	15	
Frontage (m):	56.4		Metres:	60	
Depth (m):	104.9				
Total Ground Floor Area (sq. m):	3470				Total
Total Residential GFA (sq. m):	23190		Parking Spaces:	361	
Total Non-Residential GFA (sq. m):	5315		Loading Docks	3	
Total GFA (sq. m):	28505				
Lot Coverage Ratio (%):	58.1				
Floor Space Index:	4.78				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	2
1 Bedroom:	300
2 Bedroom:	32
3 + Bedroom:	0
Total Units:	334

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	23190	23190	0
Retail GFA (sq. m):	2590	2590	0
Office GFA (sq. m):	2365	2365	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

CONTACT:	PLANNER NAME:	Sarah Phipps, Planner
	TELEPHONE:	(416) 392-7622