



STAFF REPORT ACTION REQUIRED

200 Madison Avenue Rezoning Application – 07 279470 STE 22 OZ Preliminary Report

Date:	December 18, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	07 279470 STE 22 OZ

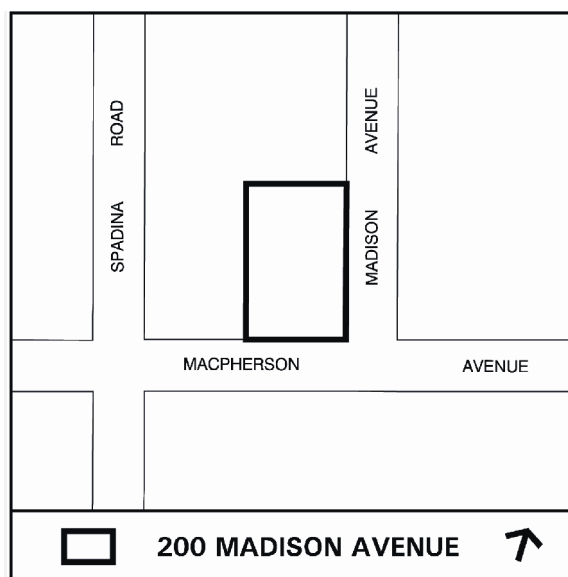
SUMMARY

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

The application proposes to demolish an existing 1-storey warehouse/office building and replace it with a 5 and 6-storey apartment building with 82 units, at 200 Madison Ave.

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 this application to the relevant City departments and external agencies for comment. Staff will schedule a community consultation meeting and review the proposed development against the relevant Official Plan policies for *Apartment Neighbourhoods*. A final report is targeted for the third quarter in 2008. This target date assumes that the applicant will provide all required information in a timely manner.



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.

DECISION HISTORY

At its May 23, 24 and 25, 2007 meeting, City Council approved St. Clare's Multifaith Housing Society Inc. as the housing provider and developer for an affordable housing development at 200 Madison Avenue to be funded under the Canada-Ontario Affordable Housing Program – Rental and Supportive Component.

Council also approved that this City-owned site be leased to St. Clare's Multifaith Housing Society Inc. for 50 years less a day. The subject project was also designated by Council as social housing accommodation, allowing all or part of the project relief from normal parking standards, where applicable.

Two open houses have been held within the community, hosted by St. Clare's Multifaith Housing Society Inc. The first was held on June 13, 2007 where 23 people attended and the second on September 25, 2007 with 36 people in attendance.

More information regarding the Request for Proposal and previous reports relating to this property can be found on the City's website at (see report EX8.7):

<http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-05-23-cc08-dd.pdf>

ISSUE BACKGROUND

Proposal

The proposal calls for the demolition of a 1-storey warehouse/office building, approximately 2,040 sq. m. in size. The building is currently being used as the headquarters and distribution centre of the non-profit organization the Furniture Bank.

A 5 and 6-storey apartment building, linked by a service corridor, consisting of 82 residential units is proposed for the site. The westerly building comprises of 5 storeys. The first four floors are occupied by residential units and the 5th floor consists of indoor

and outdoor amenity space, including a green roof. The easterly building consists of 6 residential floors with a mechanical penthouse above. Two-storey townhouse units will be located on the first two floors of both buildings.

The proposed unit mix is as follows:

No. of Units	Unit Type
25	Bachelor units
10	1-bedroom units
32	2-bedroom units
9	3-bedroom units
6	4-bedroom units

Parking will be accessed from Madison Avenue via a private drive at the north end of the site. A total of 9 parking spaces are proposed (see Appendix 1 for additional project data).

The proponent, St. Clare's Multifaith Housing Society Inc., is a non-profit organization experienced in developing and operating affordable housing projects. Funding approval has been received from the City of Toronto, which administers the Federal and Provincial affordable rental housing programmes.

Site and Surrounding Area

The development site is located on the northwest corner of Madison Ave. and MacPherson Ave. The site consists of a 1-storey warehouse/office building, currently used by the Furniture Bank. The rectangular shaped lot is 2,389 sq. m. and is relatively flat.

North: The City of Toronto Archives and the access to its loading ramp and underground parking garage. North of the Archives is the Waldorf School and playground.

South: MacPherson Avenue; utility corridor and CPR line.

East: Madison Avenue; 700 Huron Street, a residential condominium development currently under construction.

West: Parking lot of the City of Toronto Archives; Spadina Road, and Castle Hill Neighbourhood.

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 Official Plan for the City of Toronto designates the subject site *Apartment Neighbourhoods* (see Attachment 7). *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. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*. Further policies relating to *Apartment Neighbourhoods* including development criteria can be found under Section 4.2 of the Official Plan.

Affordable housing is one of the principles and visions on which the Official Plan is written. The policies encourage the retention and development of affordable housing. Housing Policy 1 of Section 3.2.1 explains the vision for housing in Toronto. It states:

1. A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Policies 3 and 4 under Housing Policies 3.2.1 encourage co-ordination between all levels of government to make affordable housing a reality. These policies state:

3. Investment in new rental housing, particularly affordable rental housing, will be encouraged by a co-ordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory, administrative policies and incentives.
4. Where appropriate, assistance will be provided to encourage the production of affordable housing either by the City itself or in combination with senior government programs and

initiatives, or by senior governments alone. Municipal assistance may include:

- a) in the case of affordable rental housing and in order to achieve a range of affordability, measures such as: loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance; and
- b) in the case of affordable ownership housing provided on a long term basis by non-profit groups, especially affordable low rise family housing, measures such as: land at or below market rate, fees exemption and other appropriate forms of assistance; and
- c) with priority given to non-profit and non-profit co-operative housing providers.

Area Specific Policy No. 264 applies to this site. The policy covers the area bounded by Christie Street, Spadina Road/Davenport Road, St. Clair Avenue West and the CPR Midtown Line. In this area buildings will have a scale that protects the distinctive characteristics of, and maintains views to and from the Nordheimer Ravine and the Lake Iroquois Escarpment, including the Casa Loma/Spadina House complex.

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 I1 D3 in the former City of Toronto Zoning By-law 438-86 (Attachment 8). The industrial zoning permits a range of manufacturing and warehouse uses, which reflects the historical use of the site. The D3 classification permits a maximum non-residential gross floor area of 3.0 times the lot area. The maximum height limit is set at 14 metres.

Site Plan Control

The proposal is subject to Site Plan Control. A site plan application (07 279481 STE 22 SA) has been submitted and is being reviewed concurrently with the rezoning application.

Bathurst-St.Clair Urban Design Guidelines

The site is subject to the Bathurst-St.Clair Urban Design Guidelines. These guidelines build on Official Plan policies and applicable zoning, and provide guidance in addressing matters of built form, massing and the relationship between buildings and the public realm.

Bathurst-St.Clair Urban Design Guidelines are available on the City's website at:
<http://www.toronto.ca/planning/urbdesign/pdf/2bathurststclair.pdf>

Reasons for the Application

Residential uses are not permitted in the I1 D3 zone. To permit residential uses, the proposal requires an application to rezone the site. Staff may identify additional areas of non-compliance with the Zoning By-law through the review of the application.

Provided the proposed development is found to be in compliance with the development criteria for *Apartment Neighbourhoods*, Public Realm, Built Form, Housing and all other relevant Official Plan policies, an Official Plan amendment will not be required.

COMMENTS

Issues to be Resolved

Land Use

Residential uses are not permitted at this location by the Zoning By-law, but are contemplated by the Official Plan. Therefore, staff will evaluate the proposal against the relevant Official Plan policies for development in *Apartment Neighbourhoods*, Public Realm, Built Form, and Housing to ensure the proposed use is appropriate within the area context.

Urban Design

Staff will assess the appropriateness of the proposal's scale and massing in terms of the built form arrangement on the site and within its surrounding context. In particular, the height and design of the mechanical penthouse, and interior corridors requires further review.

Parking, Loading and Servicing

Parking, Loading and Servicing is provided for via a proposed driveway off Madison Ave at the north end of the site. The proposed number of parking spaces appears to comply with the *alternative housing* provisions in the Zoning By-law. Buildings and Technical Services staff have been circulated and will confirm whether the parking supply complies. Staff will also review the shared loading, servicing and driveway functions of the development to determine whether they are satisfactory.

Toronto Green Development Standard

The Green Development Standard Checklist was submitted as part of this complete application. Staff will be encouraging the applicant to implement sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006. The City's Green Development Standards are available on the City's website at: www.toronto.ca/environment/greendevlopment.htm

Other Issues

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

CONTACT

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SIGNATURE

Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Site Plan
Attachment 3: East Elevation
Attachment 4: West Elevation
Attachment 5: North Elevation
Attachment 6: South Elevation
Attachment 7: Official Plan Map
Attachment 8: Zoning Map

Attachment 1: Application Data Sheet

Application Type	Rezoning	Application Number:	07 279470 STE 22 OZ
Details	Rezoning, Standard	Application Date:	November 16, 2007

Municipal Address:	200 MADISON AVE
Location Description:	PL M2 LTS 259 TO 262 **GRID S2210
Project Description:	82 dwelling units (affordable housing) in 2 linked apartment buildings of 5 and 6-storeys with a shared central courtyard & 9 parking spaces.

Applicant:	Agent:	Architect:	Owner:
Goodmans LLP	Peter Trotscha	Levitt Goodman Architects	St. Clare's Multifaith Housing Society Inc. / City of Toronto

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:
Zoning:	I1 D3	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2389	Height:	Storeys:	6
Frontage (m):	60.97		Metres:	23.5
Depth (m):	39.2			
Total Ground Floor Area (sq. m):	1090		Total	
Total Residential GFA (sq. m):	6077	Parking Spaces:	9	
Total Non-Residential GFA (sq. m):	0	Loading Docks	1	
Total GFA (sq. m):	6077			
Lot Coverage Ratio (%):	47			
Floor Space Index:	2.54			

DWELLING UNITS

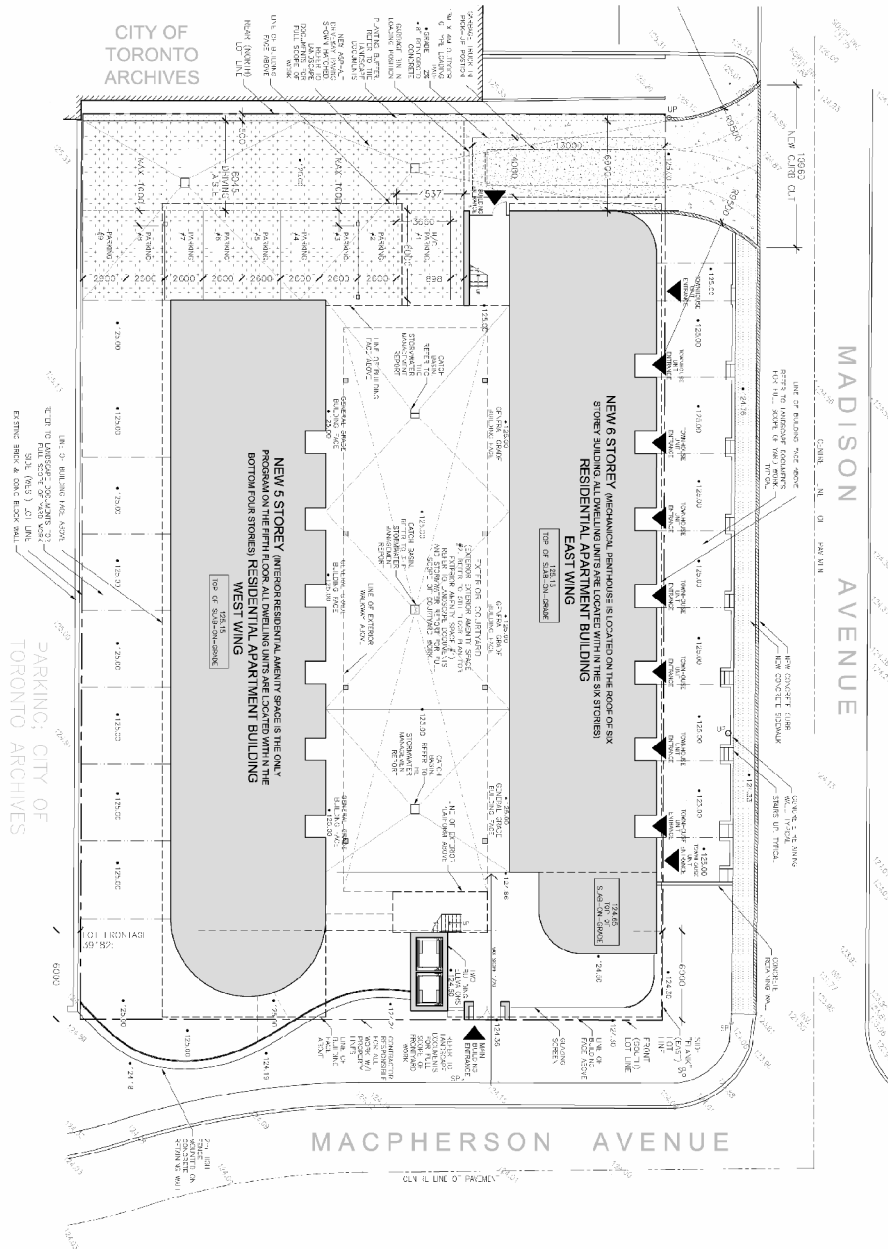
Tenure Type:	Rental
Rooms:	0
Bachelor:	25
1 Bedroom:	10
2 Bedroom:	32
3 + Bedroom:	15
Total Units:	82

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	6077	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Oren Tamir, Planner
	TELEPHONE:	(416) 392-7349

Attachment 2: Site Plan



Site Plan

Applicant's Submitted Drawing

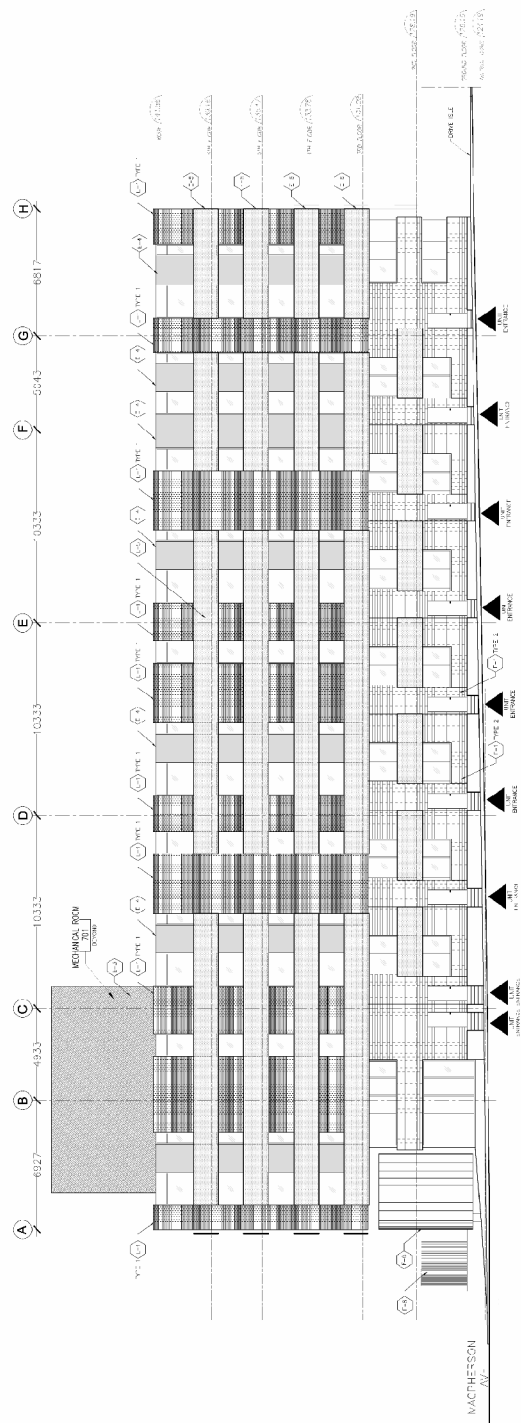
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200 Madison Avenue

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Attachment 3: East Elevation



East Elevation

Elevations

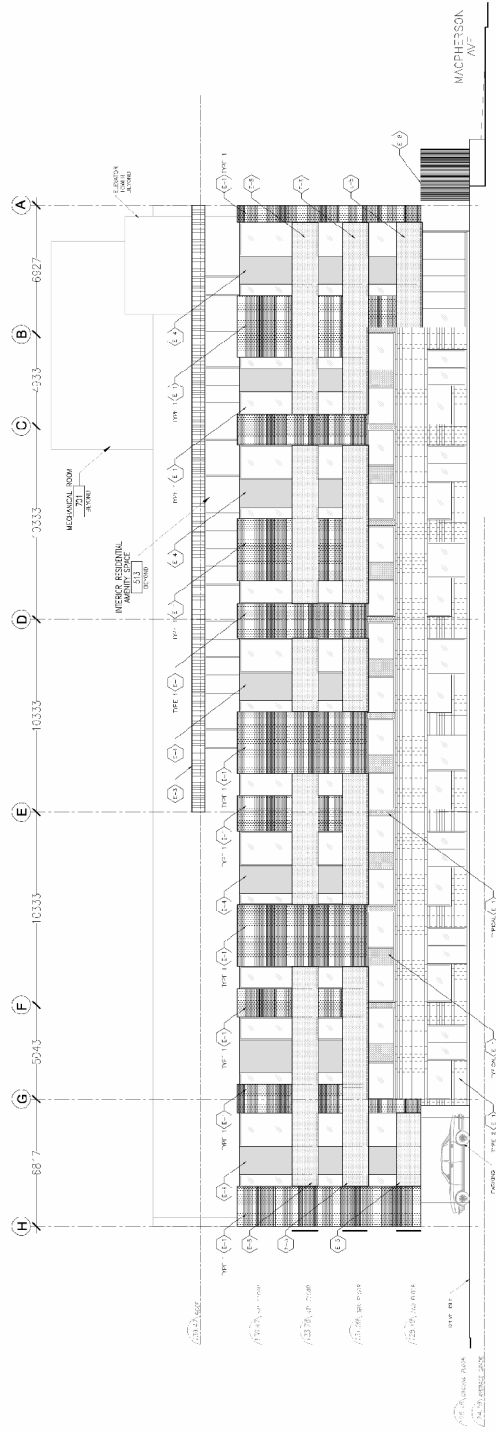
200 Madison Avenue

Applicant's Submitted Drawing

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Attachment 4: West Elevation



West Elevation

Elevations

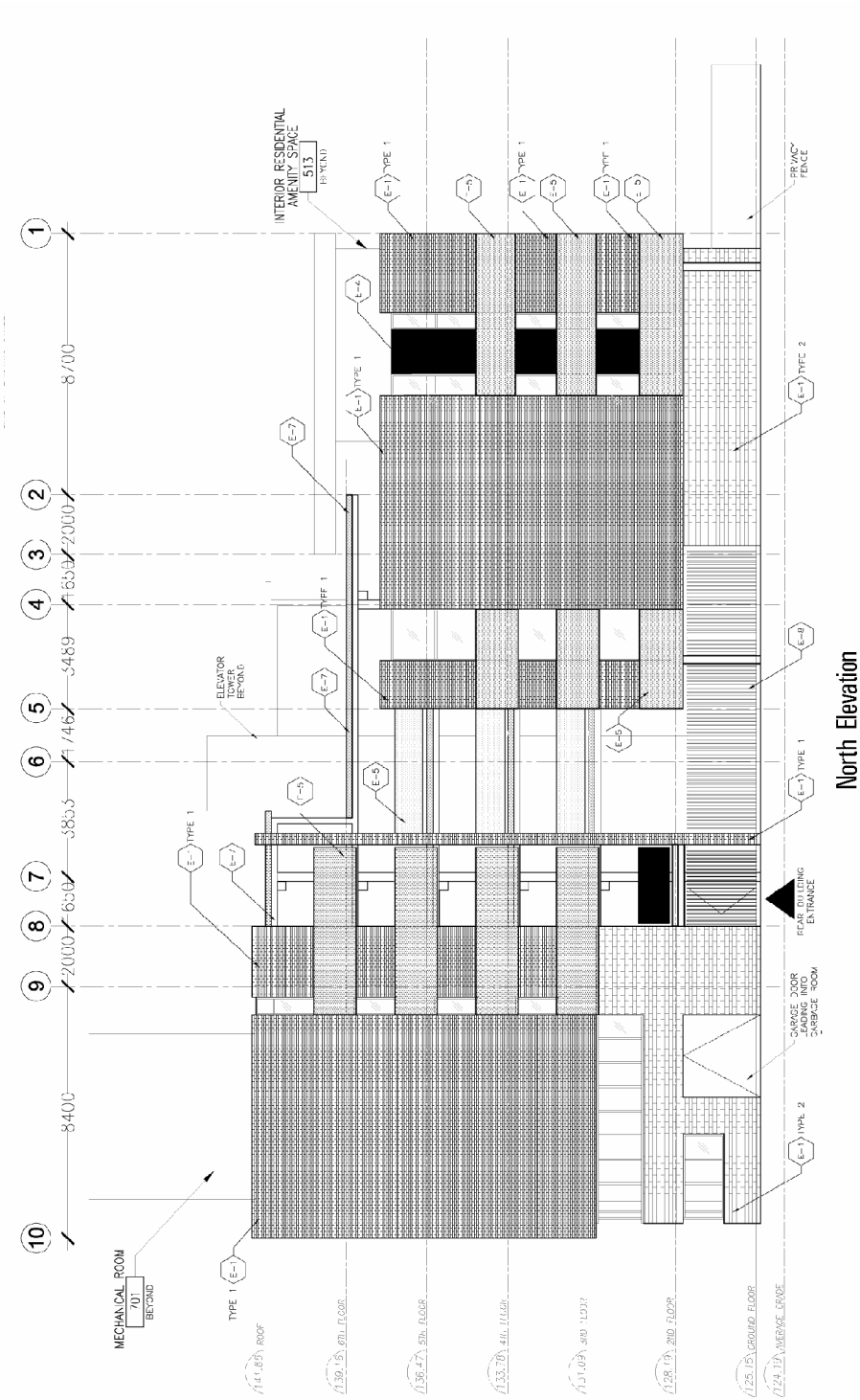
200 Madison Avenue

Applicant's Submitted Drawing

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Attachment 5: North Elevation



Elevations

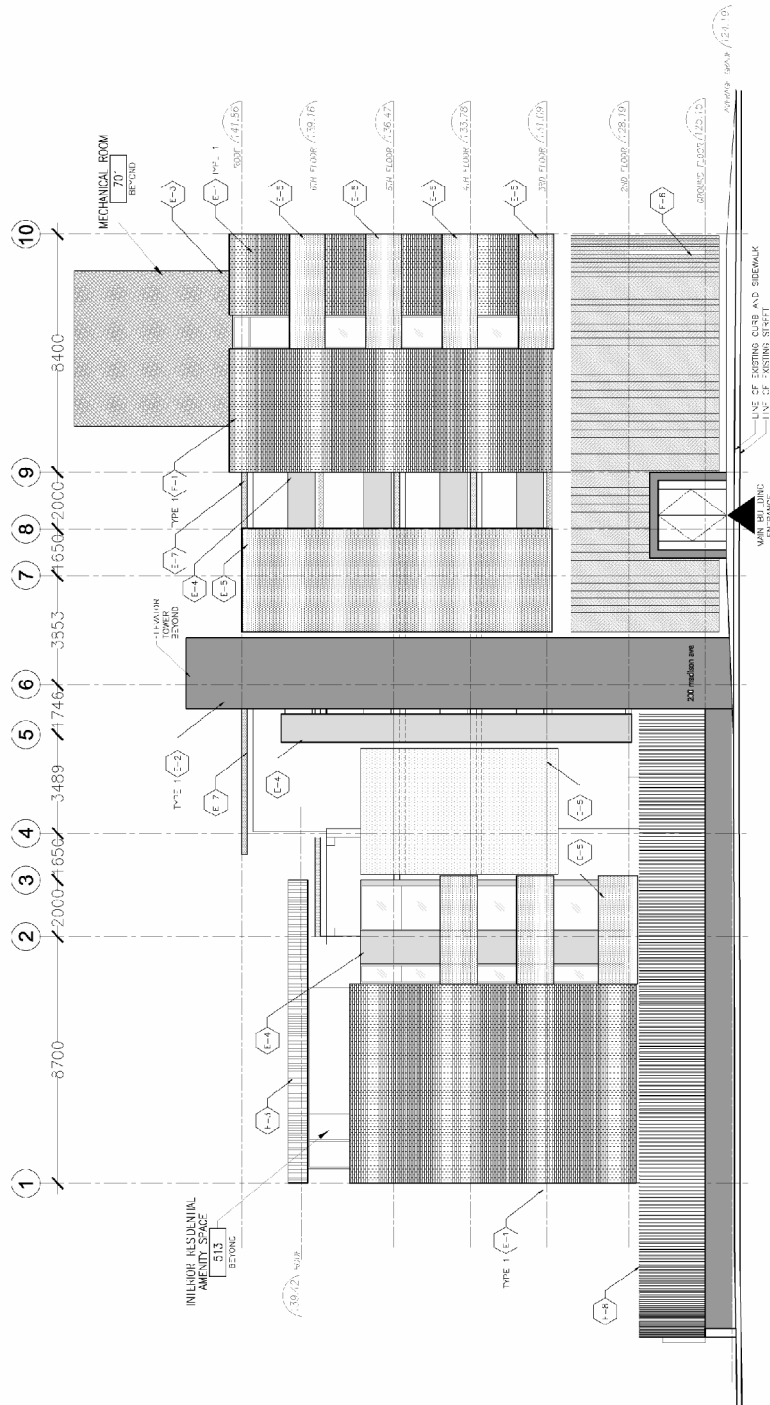
Applicant's Submitted Drawing

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200 Madison Avenue

File # 07_279470 & 07_279481

Attachment 6: North Elevation



South Elevation

Elevations

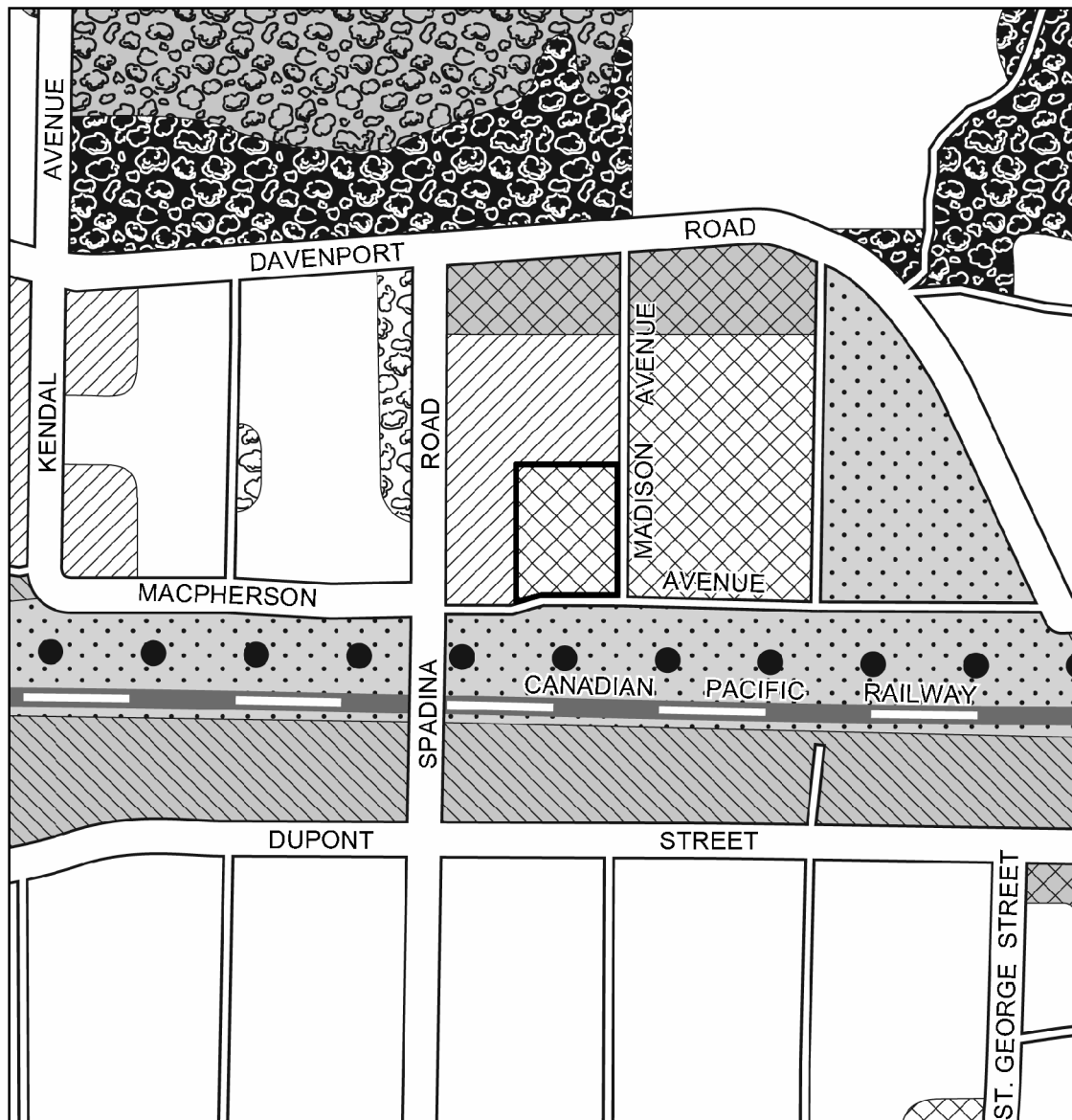
Applicant's Submitted Drawing

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200 Madison Avenue

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Attachment 7: Official Plan Map



Toronto City Planning
Official Plan

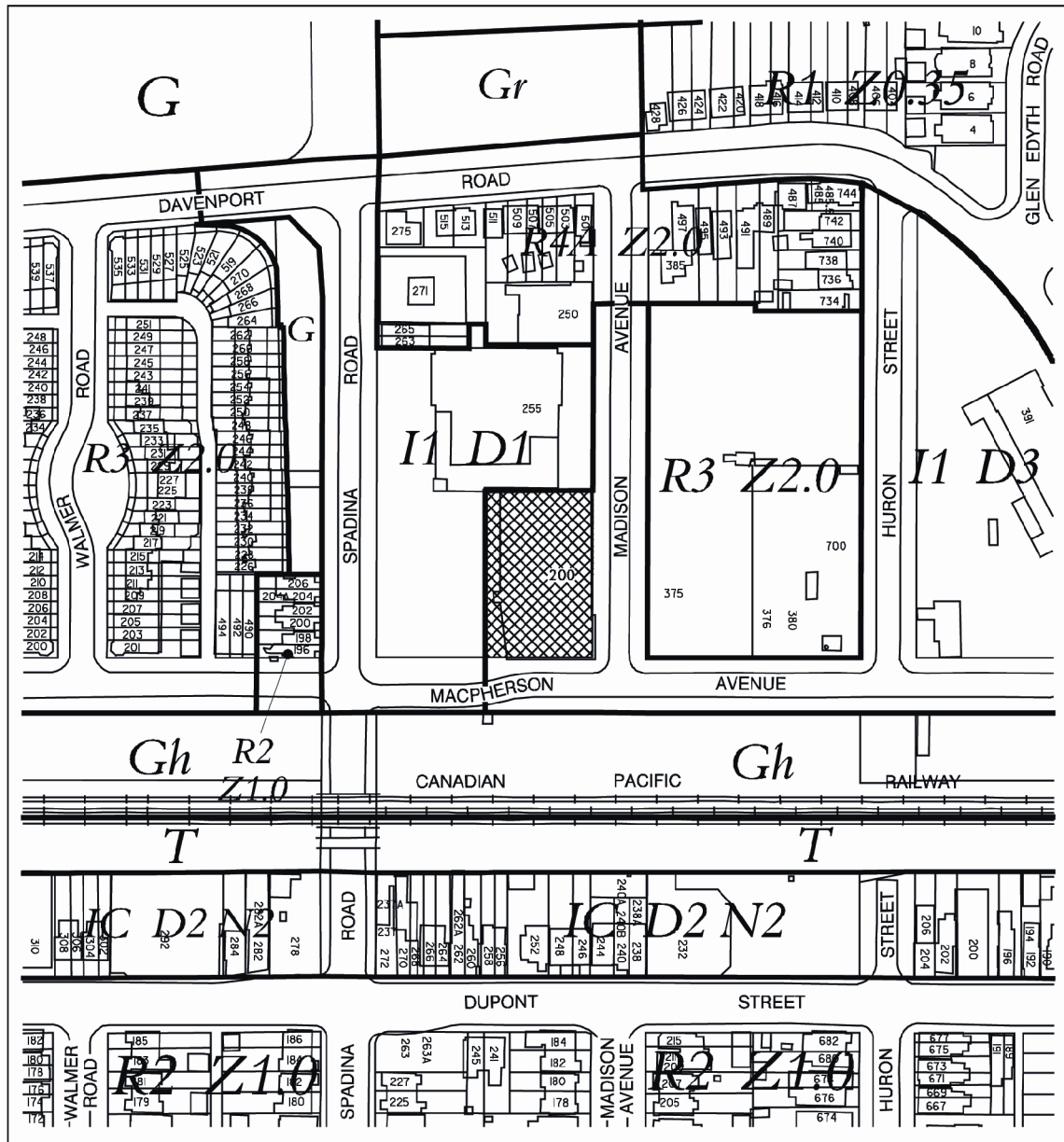
200 Madison Avenue

File # 07_279470 & 07_279481

	Site Location		Natural Areas		Employment Areas
	Neighbourhoods		Parks		Utility Corridors
	Apartment Neighbourhoods		Other Open Space Areas		
	Mixed Use Areas		Institutional Areas		

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12/03/07

Attachment 8: Zoning Map



TORONTO City Planning
Zoning

200 Madison Avenue
File # 07_279470 & 07_279481

R1 Residential District	Gh Parks District
R2 Residential District	Gr Parks District
R3 Residential District	I1 Industrial District
R4A Residential District	IC Industrial District
G Parks District	T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 11/30/07 - TA