

47- 51 River Street - Official Plan Amendment - Preliminary Report

Date:	January 19, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	08 211368 STE 28 OZ

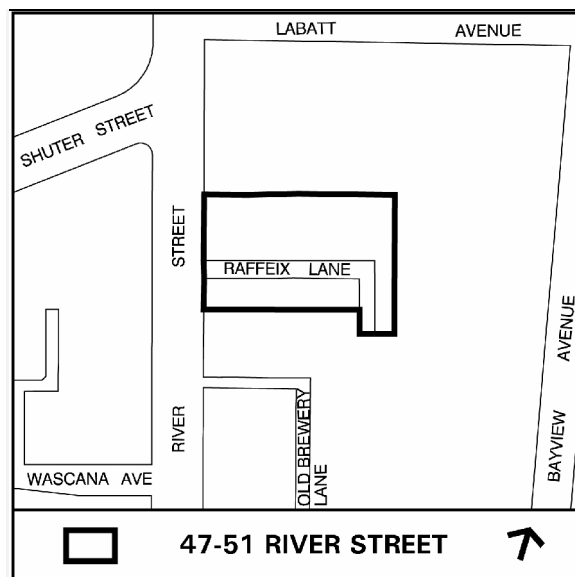
SUMMARY

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 the addition of 47 River Street and 7 townhouse units to the previously approved 30 unit townhouse development at 49-51 River Street. The result would be a development consisting of 37 three-storey freehold townhouse units in 8 buildings.

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.

The next step is to undertake a community consultation meeting in March 2009, to enable the public to review the applicant's submission and ask questions of City staff and the applicant.



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; and
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 meeting on September 25, 2003, City Council adopted Official Plan Amendment No. 21 (through By-law 999-2003) and passed site-specific Zoning By-law 1000-2003 to permit the development of 30 townhouse units at 49-51 River Street. Site Plan Approval was granted on December 3, 2003, and a Statement of Approval/ Undertaking (U303008) was entered into with the City of Toronto.

Since the time of site plan approval, the ownership of 49-51 River Street has changed and the adjacent property, 47 River Street, was purchased with the intention of expanding the development block and improving access through the site. To facilitate a comprehensive development framework and review of the revised development application, the original Statement of Approval/Undertaking (U303008) was amended in July 2008 to allow for a phased approach for the development.

Pre-Application Consultation

Pre-application consultation meetings were held on April 11th, July 4th and 21st 2008 with the applicant and City staff to discuss the complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes the addition of 47 River Street and 7 townhouse units to the previously approved 30 unit townhouse development at 49-51 River Street. The overall proposed development will consist of 37 three-storey freehold townhouse units in 8 buildings with vehicular access to the units from an east-west private lane, Raffex Lane, and a north-south public lane, Old Brewery Lane.

In July 2008, City Planning issued a Substantially-in-Accordance Determination to enable a phased approach for the development to address City staff's concerns including, but limited to, landscaping, elevations, site circulation, and the locations of garbage storage and the transformer vault. Phase 1 will consist of Buildings 1-4 including the east-west private lane, Raffex Lane. Phase 2 of the project consists of Buildings 5-8 located on the southerly portion of 49-51 River Street (south of the Raffex Lane), 47 River Street and a north-south laneway connection to Old Brewery Lane.

Site and Surrounding Area

The subject site has an area of approximately 0.37 hectares. The northern portion of the site is currently vacant and has been filled and graded in preparation for the development of Phase 1. The southern portion (47 River Street) is also vacant, and was, until recently a one-storey commercial building, formerly occupied by a motorcycle sales and service establishment.

The following uses occupy surrounding properties:

North: The Salvation Army occupies the building at 77 River Street. 7 Labatt Avenue is a 2-storey industrial building which abuts the northern edge of the subject site and is occupied by a mix of commercial and light industrial tenants.

South: Two-storey townhouse and semi-detached residential buildings. Also to the south is a development of townhouses fronting on a network of public laneways and private walkways.

East: An automobile dealership under construction. Further east is Bayview Avenue, the CN freight and GO Transit passenger rail line and the Don River.

West: The west side of River Street is occupied by house form buildings accommodating a mix of commercial and residential uses, and by a 50-unit housing co-operative.

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

This application will be reviewed against the policies in the Official Plan including those in the “Downtown”, “Public Realm”, and “Built Form” sections of the Plan.

The development is located within the “Downtown and Central Waterfront” area on Map 2 – Urban Structure and is designated “Regeneration Area” on Map 18 – Land Use Plan. This designation permits a range of residential, commercial and industrial uses and provides criteria to direct the form and quality of development.

Due to the site’s proximity to the flood plain of the Don River, the site lies within the City’s Natural Heritage System, as identified on Map 9 of the Official Plan. The Plan does not generally permit development in the Natural Heritage System unless the underlying land use designation permits development and provided that the development recognizes natural heritage values and potential impacts on the natural ecosystem and minimizes adverse impacts.

The Toronto Official Plan is available on the City’s website at:
www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The site is subject to Zoning By-law No. 438-86, as amended, and by By-law #1000-2003. Zoning for the site is CR T2.5 C2.0 R1.5 & I2 D3 permitting commercial uses at a density of 2.0 times the area of the lot, residential uses up to 1.5 times the area of the lot, or a mix up to a total of 2.5 times the area of the lot. The site is also subject to Site Specific Bylaw #1000-2003 which allowed for 49-51 River Street development of 30 townhouse units.

Some zoning variances with respect to lot assignment, buildings behind buildings, the separation of windows of dwelling units, building locations and number of units were approved by the Committee of Adjustment on December 3, 2008.

Site Plan Control

An application for site plan approval has been submitted and is under review by City staff.

Reasons for the Application

An Official Plan Amendment is required because the existing Site Specific Official Plan Amendment #258, only permits a total of 30 residential units and a maximum gross floor area of 4,645 square metres on 49-51 River Street. The inclusion of 47 River Street to the development with 7 addition residential units triggers an Official Plan Amendment.

An Official Plan Amendment is also required because the framework for new development in a Regeneration Area is to be set out in a secondary plan, which will guide the revitalization of the area through a set of development criteria. Currently no secondary plan exists for the area. Therefore, the proposal requires an amendment to the Official Plan to permit development despite the fact that no framework for new development is set out in a secondary plan. The proposal does not preclude the future creation of a secondary plan for the area. Staff anticipate initiating a secondary plan process in 2010.

COMMENTS

Issues to be Resolved

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

The following issues identified by staff, and other which may be raised by the public, will need to be reviewed and addressed, and include:

- pedestrian and vehicular access to, from and movement on the site;
- assessment of traffic and transportation impacts;
- incorporation of green development standards;
- appropriate remediation of site's soil; and
- the ability to meet the intent and spirit of the Official Plan, Council policies and other applicable planning policies including the Provincial Policy Statement and to represent good planning and community planning.

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

CONTACT

Angela Stea, Planner
Toronto and East York District, Downtown Section
Tel. No. 416-392-7215
Fax No. 416-392-1300
E-mail: astea@toronto.ca

SIGNATURE

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

(p:\2009\Cluster B\pln\Teycc3698302021) - tm

ATTACHMENTS

Attachment 1: Site Plan

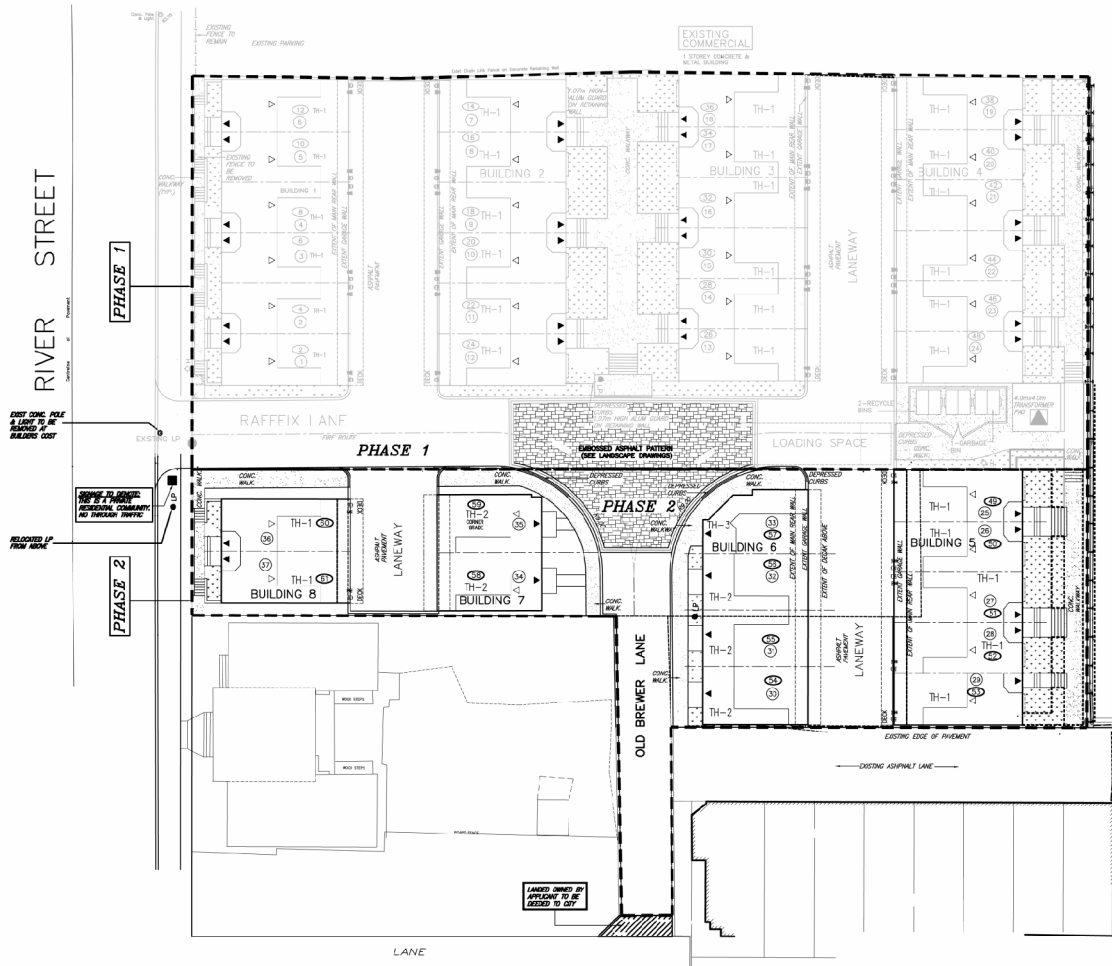
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

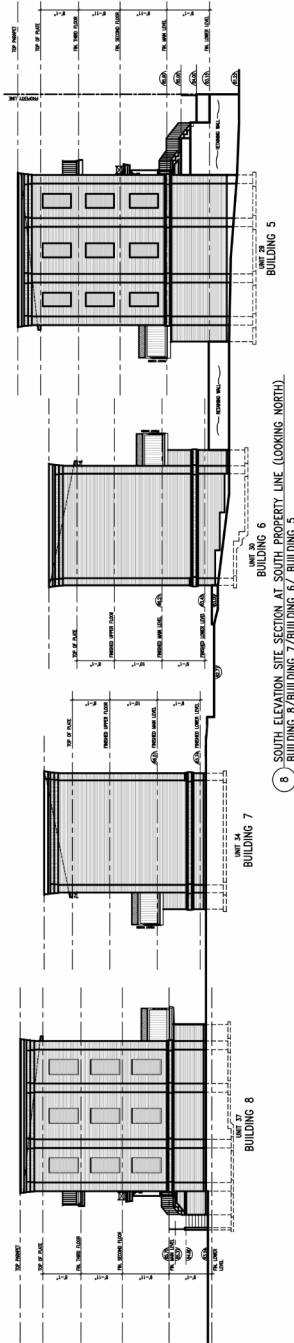
47-51 River Street

Applicant's Submitted Drawing

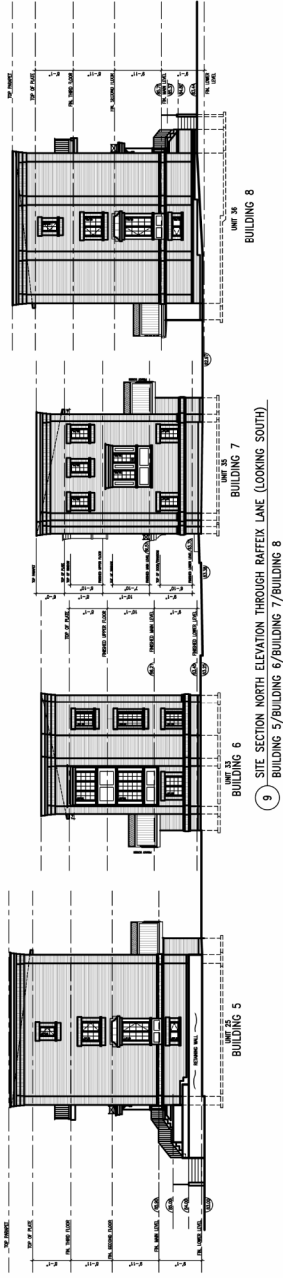
Not to Scale 

File # 08_211368

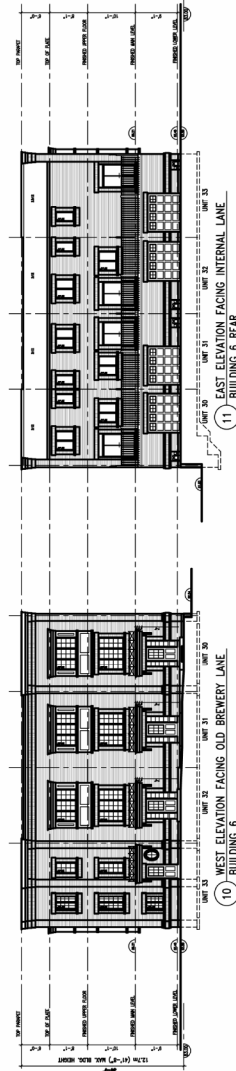
Attachment 2: Elevations



8 SOUTH ELEVATION SITE SECTION AT SOUTH PROPERTY LINE (LOOKING NORTH)
BUILDING 5/BUILDING 6/BUILDING 7



9 SITE SECTION NORTH ELEVATION THROUGH RAFFEX LANE (LOOKING SOUTH)
BUILDING 5/BUILDING 6/BUILDING 7



10 WEST ELEVATION FACING OLD BREWERY LANE
BUILDING 6

11 EAST ELEVATION FACING INTERNAL LANE
BUILDING 6 REAR

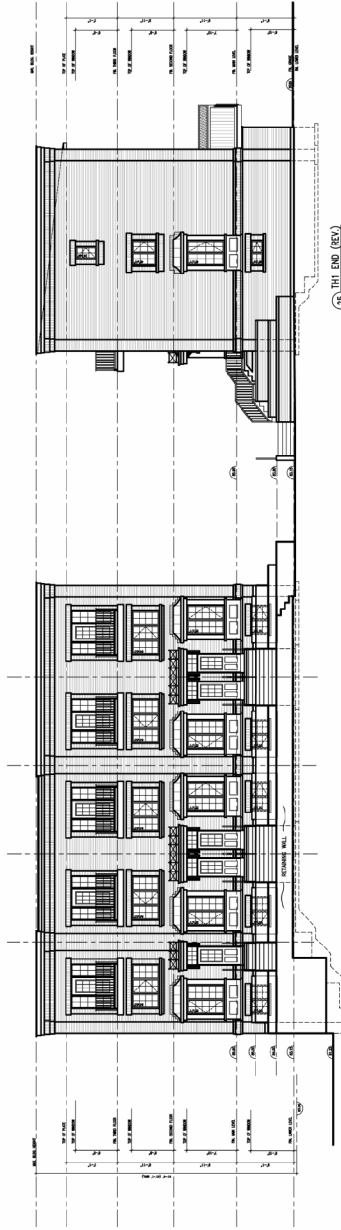
Elevations

Applicant's Submitted Drawing

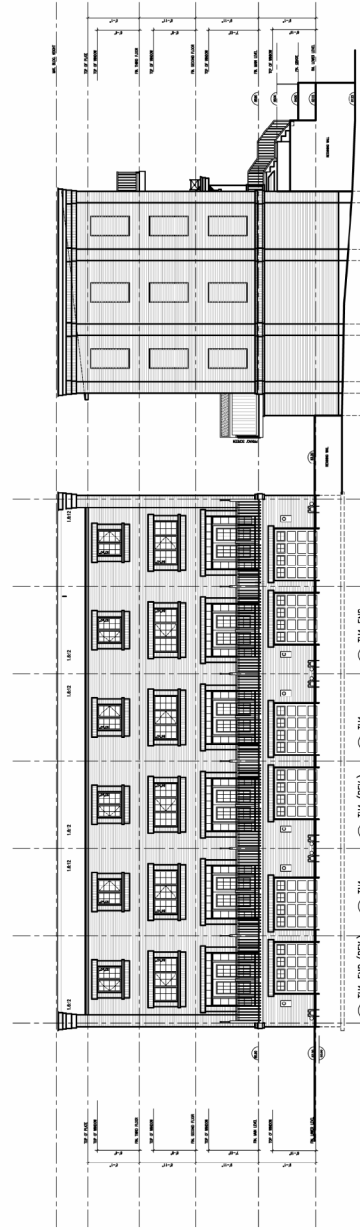
Not to Scale
01/07/09

47-51 River Street

File # 08_211368



FRONT BLOCK ELEVATION - BUILDING 5 (FACING CAR DEALERSHIP)
 SIDE ELEVATION - BUILDING 5 (FACING WALKWAY)



REAR BLOCK ELEVATION - BUILDING 5 (FACING INTERNAL LANE)
 SIDE ELEVATION - BUILDING 5 (FACING EXIST. TOWN)

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 01/07/09

47-51 River Street

**BUILDING 5
 UNIT:25-29**

File # 08_211368



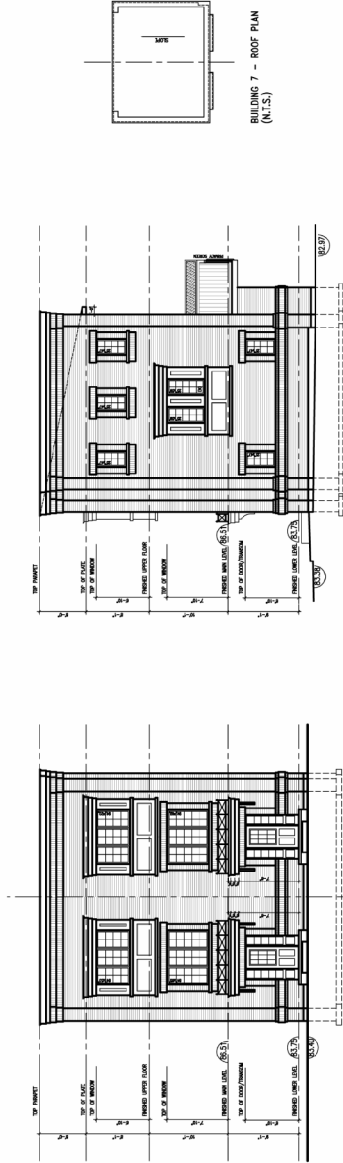
Elevations

Applicant's Submitted Drawing

Not to Scale
01/07/09

47-51 River Street

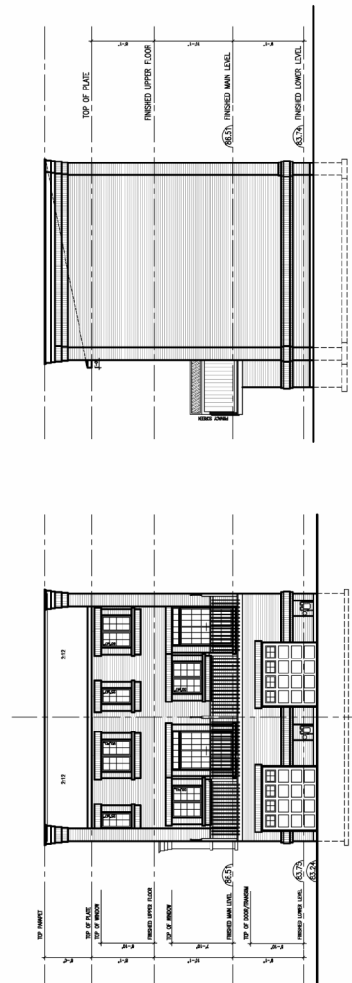
File # 08_211368



BUILDING 7 - ROOF PLAN
(N.T.S.)

35) TH2 (REV.)
SIDE ELEVATION - BUILDING 7 (FACING RAFFAEX LANE)

34) TH2 (REV.) | 35) TH2 (REV.)
FRONT ELEVATION - BUILDING 7 (FACING OLD BREWER LANE)



BUILDING 7
UNIT:34-35

34) TH2 (REV.)
SIDE ELEVATION - BUILDING 7 (FACING SOUTH)

35) TH2 (REV.) | 34) TH2 (REV.)
REAR ELEVATION - BUILDING 7 (FACING INTERNAL LANE)

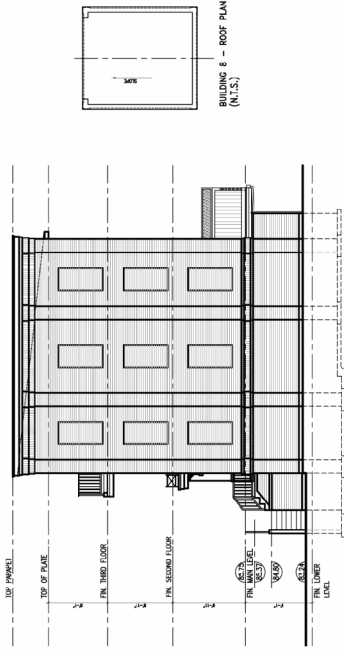
47-51 River Street

Elevations

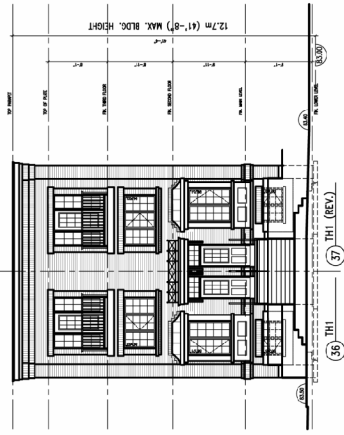
Applicant's Submitted Drawing

Not to Scale
01/07/09

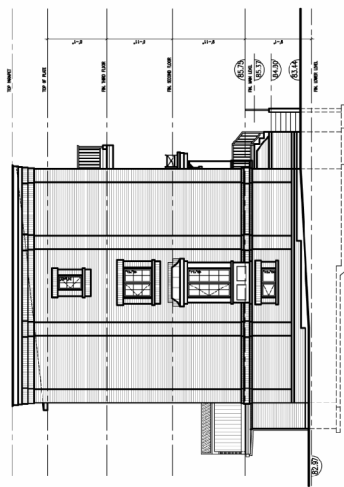
File # 08_211368



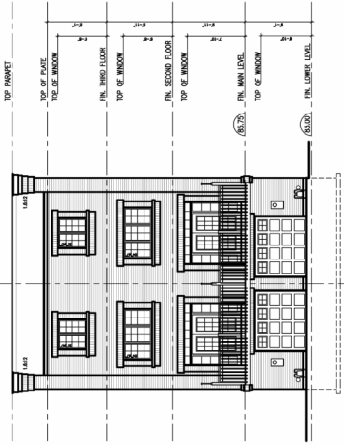
SIDE ELEVATION - BUILDING 8 (FACING SOUTH)



FRONT ELEVATION - BUILDING 8 (WEST SIDE)



SIDE ELEVATION - BUILDING 8 (FACING RAFFEX LANE)



REAR ELEVATION - BUILDING 8 (FACING INTERNAL LANE)

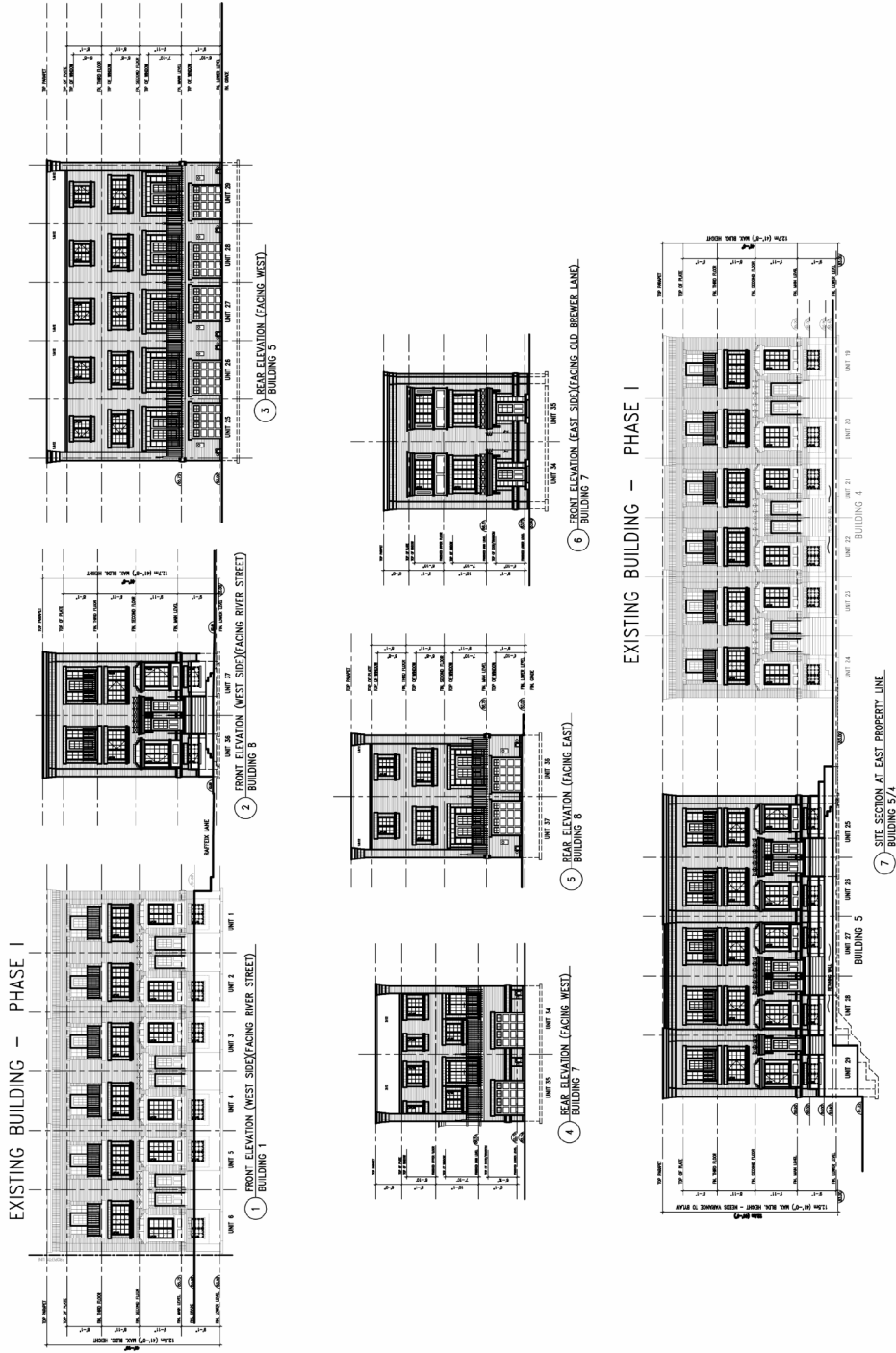
**BUILDING 8
UNIT:36-37**

47-51 River Street

Elevations
Applicant's Submitted Drawing

Not to Scale
01/07/09

File # 08_211368



Elevations

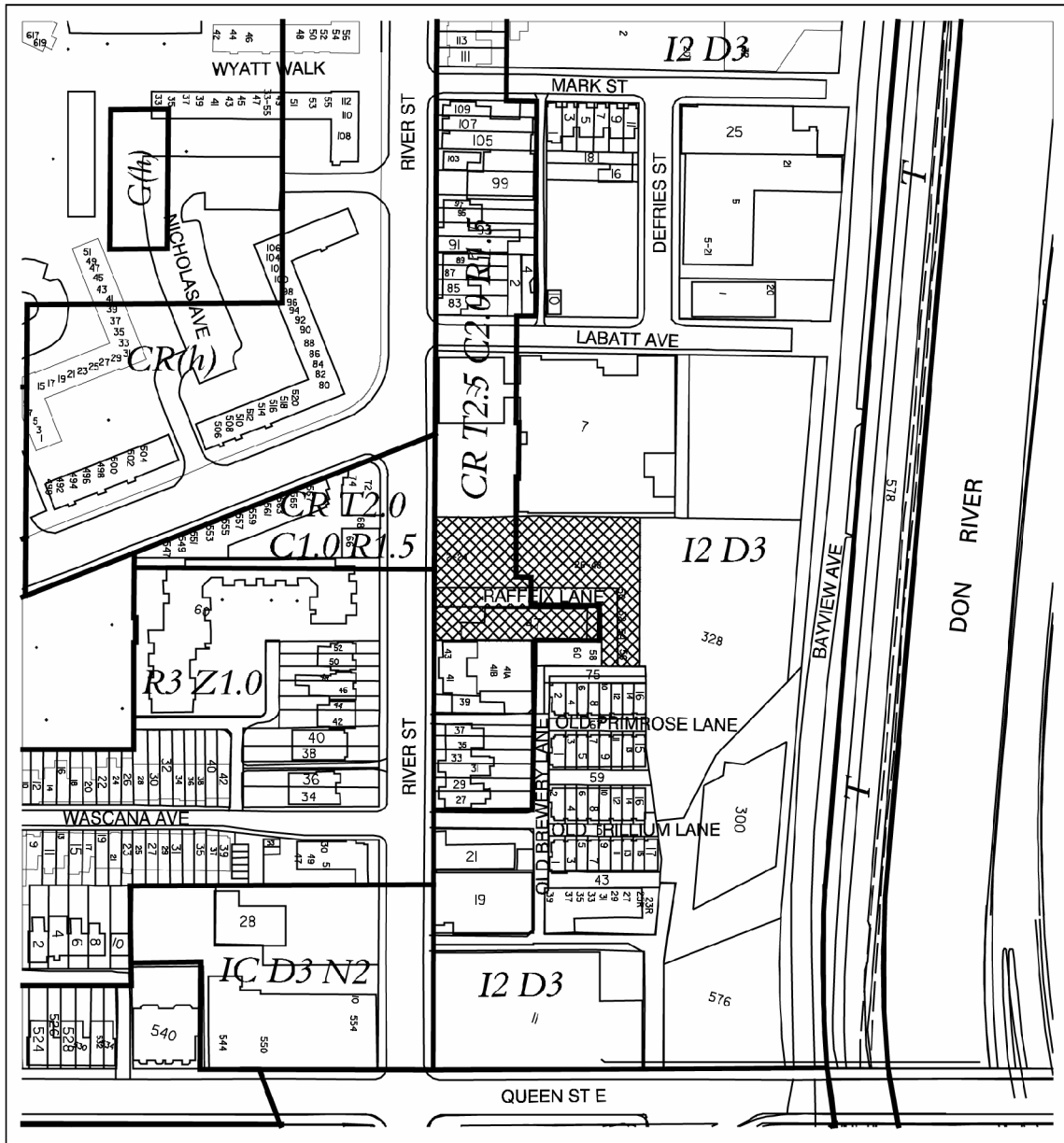
Applicant's Submitted Drawing

Not to Scale
01/07/09

47-51 River Street

File # 08_211368

Attachment 3: Zoning



47-51 River Street

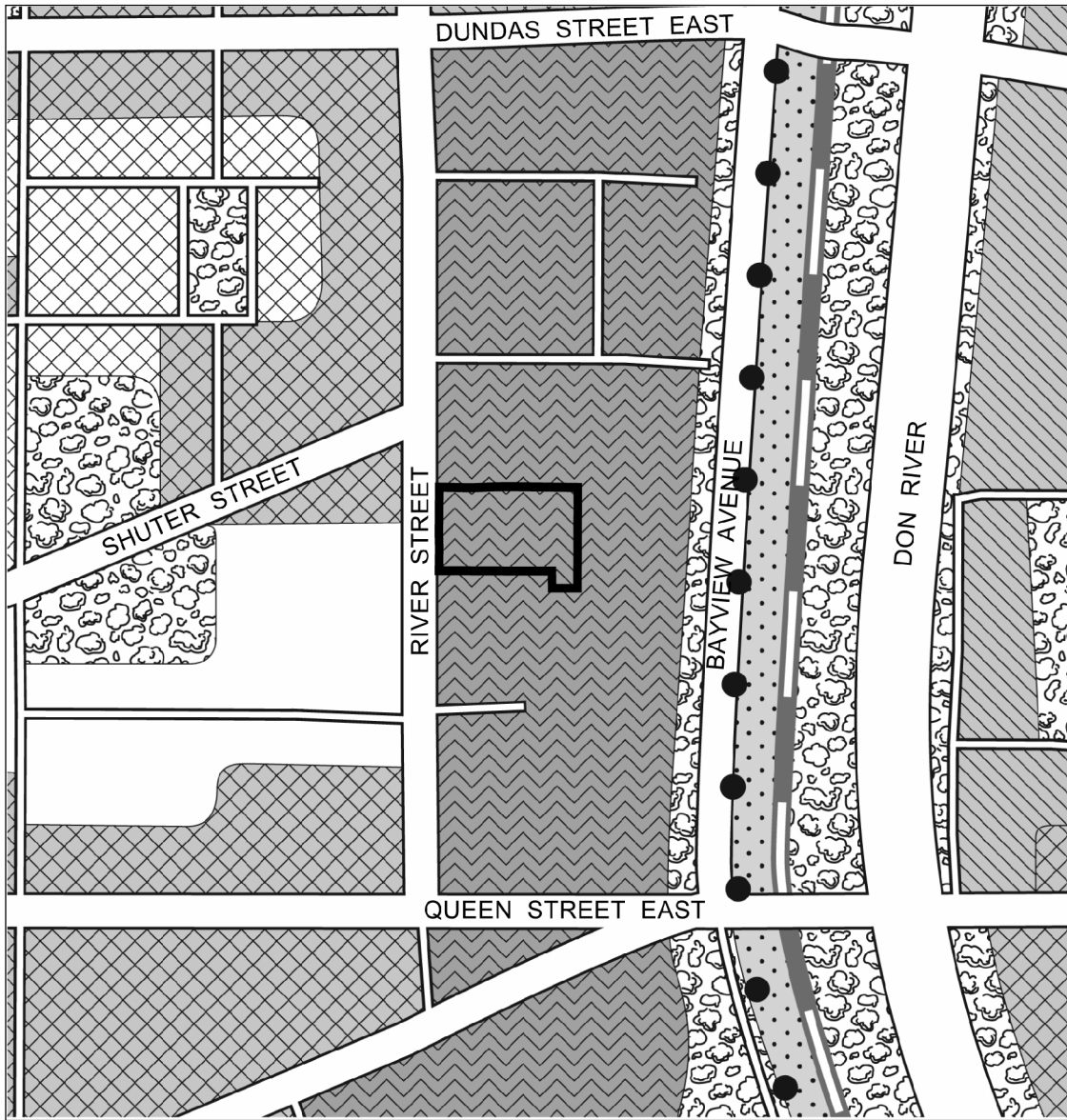
File # 08_211368

- | | | | |
|----|----------------------|-----|---------------------|
| G | Parks District | IC | Industrial District |
| R3 | Residential District | T | Industrial District |
| CR | Mixed-Use District | (h) | Holding District |
| I2 | Industrial District | | |



Not to Scale
Zoning By-law 438-86 as amended
Extracted 01/07/09 - DR

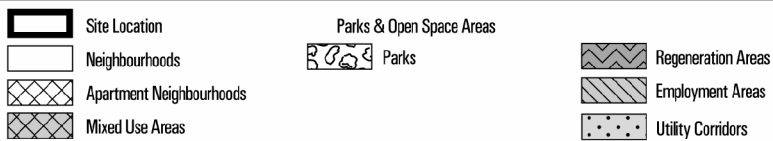
Attachment 4: Official Plan



TORONTO City Planning
Official Plan

47-51 River Street

File # 08_211368



↑
 Not to Scale
 01/19/09

Attachment 5: Application Data Sheet

Application Type	Official Plan Ammendment	Application Number:	08 211368 STE 280Z
Details		Application Date:	October 8, 2008
Municipal Address:	47, 49-51 River Street		
Location Description:	PLAN 108 PT LOTS 3 TO 5 RP66R20115 PARTS 2 AND 4 **GRID S2805		
Project Description:	Official Plan Ammendment to add 47 River Street and 7 townhouse units to the previously approved 30 unit townhouse development at 49-51 River Street (OPA #258)		

Applicant:	Agent:	Architect:	Owner:
Eillen Costello Aird & Berlis LLP 181 Bay Street Suite 1800, Box 754 Toronto, ON M5J 2T9		Viljoen Architect Inc. 300A Wilson Avenue Toronto, ON M3H 1S8	River Shuter Homes Ltd & Jewel Valley Developments Inc 5400 Yonge Street Suite 303 Toronto, ON M2N 5R5

PLANNING CONTROLS

Official Plan Designation:	RA	Site Specific Provision:	1000-03
Zoning:	CR T2.5 C2.0 R1.5, I2 D3	Historical Status:	No
Height Limit (m):	15	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1348.84	Height:	Storeys:	3
Frontage (m):	45.1		Metres:	12.7
Depth (m):	74.8			
Total Ground Floor Area (sq. m):	599.67			Total
Total Residential GFA (sq. m):	1582.13		Parking Spaces:	13
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1582.13			
Lot Coverage Ratio (%):	44.46			
Floor Space Index:	1.17			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	13
Total Units:	13

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1582.13	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:	Angela Stea, Planner, Toronto and East York District
	EMAIL/TELEPHONE:	astea@toronto.ca (416) 392-7215