

345 and 349 Carlaw Avenue - Rezoning Application - Preliminary Report

Date:	August 5, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	09 145196 STE 30 OZ

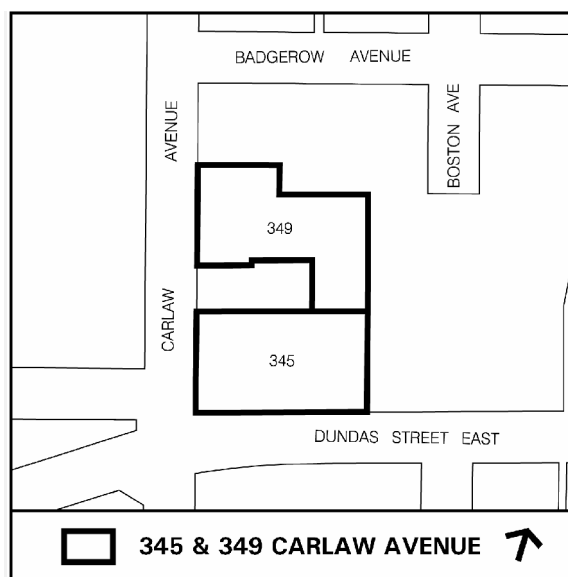
SUMMARY

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.

This application proposes to add office uses, in addition to the industrial uses permitted at 345 and 349 Carlaw Avenue. There is no new development proposed.

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 hold a community consultation meeting, targeted for September. The target for the Statutory Public Meeting is prior to the end 2009. The target dates assume 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

In 2003, an application was submitted to convert the existing buildings at 345 and 349 Carlaw Avenue to live/work units. Prior to completing the final planning report on the matter, the owner decided not to proceed with the application.

Pre-Application Consultation

A pre-application telephone consultation meeting was held with the applicant to discuss the complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal is to permit office uses, in addition to the existing permitted uses, within the existing three storey industrial buildings. There are 73 shared open surface parking spaces located at the rear of the buildings. Additional information is included on the attached Application Data Sheet.

Site and Surrounding Area

The total gross floor area for the project (including both buildings) is 6673.21 m².

There are a number of industrial buildings north, south, east and west of the site. These buildings contain a number of uses including industrial uses, other employment uses, live/work units and residential. Recently, two applications have been approved for residential buildings (which include live/work and employment uses) on the southeast corner of Dundas Street and Carlaw Avenue. There is a low scale neighbourhood further to the east.

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 designates the site "*Employment Areas*", which provides for 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.

In addition to the general policies of the Official Plan, Site and Area Specific Policy No. 154 also applies to the site, and states:

A mix of employment and residential uses are permitted provided that:

- a) if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent areas.

The application to permit professional offices in the existing industrial buildings is consistent with the Official Plan.

Zoning

Both properties are zoned I1 D3 which permits a variety of industrial uses up to a density of three times the area of the lot. The height limit is 18 metres. Offices as a distinct use are not permitted.

Site Plan Control

This application does not require Site Plan Control. It is deemed not to be development under the Planning Act.

Reasons for the Application

Offices as a distinct use are not permitted under the existing zoning.

COMMENTS

Application Submission

This rezoning application requests the introduction of a use that is provided for in the Official Plan. No physical changes are proposed to the existing buildings or the site.

The introduction of additional employment uses (office) within the existing buildings will provide a greater variety of employment/business uses within the existing industrial buildings.

A Notification of Complete Application was issued on August 5, 2009.

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.

Opportunities for tree planting in the City boulevard along the Carlaw Avenue frontage will be explored.

The parking requirement for office space (outside the central area) is 1 parking space for each 93 square metres of rentable space therein. The applicant is proposing 73 parking spaces. The maximum amount of office space will be 6673.21 m², requiring 72 parking spaces be provided. The proposed total number of parking spaces, meets the zoning by-law requirement, notwithstanding 345 Carlaw Avenue has 2 parking spaces less than required on site. These spaces are provided on 349 Carlaw Avenue. Staff will review the parking layout and will need to ensure that all parking is provided collectively. Staff will also encourage the applicant to provide bicycle parking spaces.

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

CONTACT

Denise Graham, Senior Planner
Tel. No. (416) 392-0871
Fax No. (416) 392-1330
E-mail: dgraham1@toronto.ca

SIGNATURE

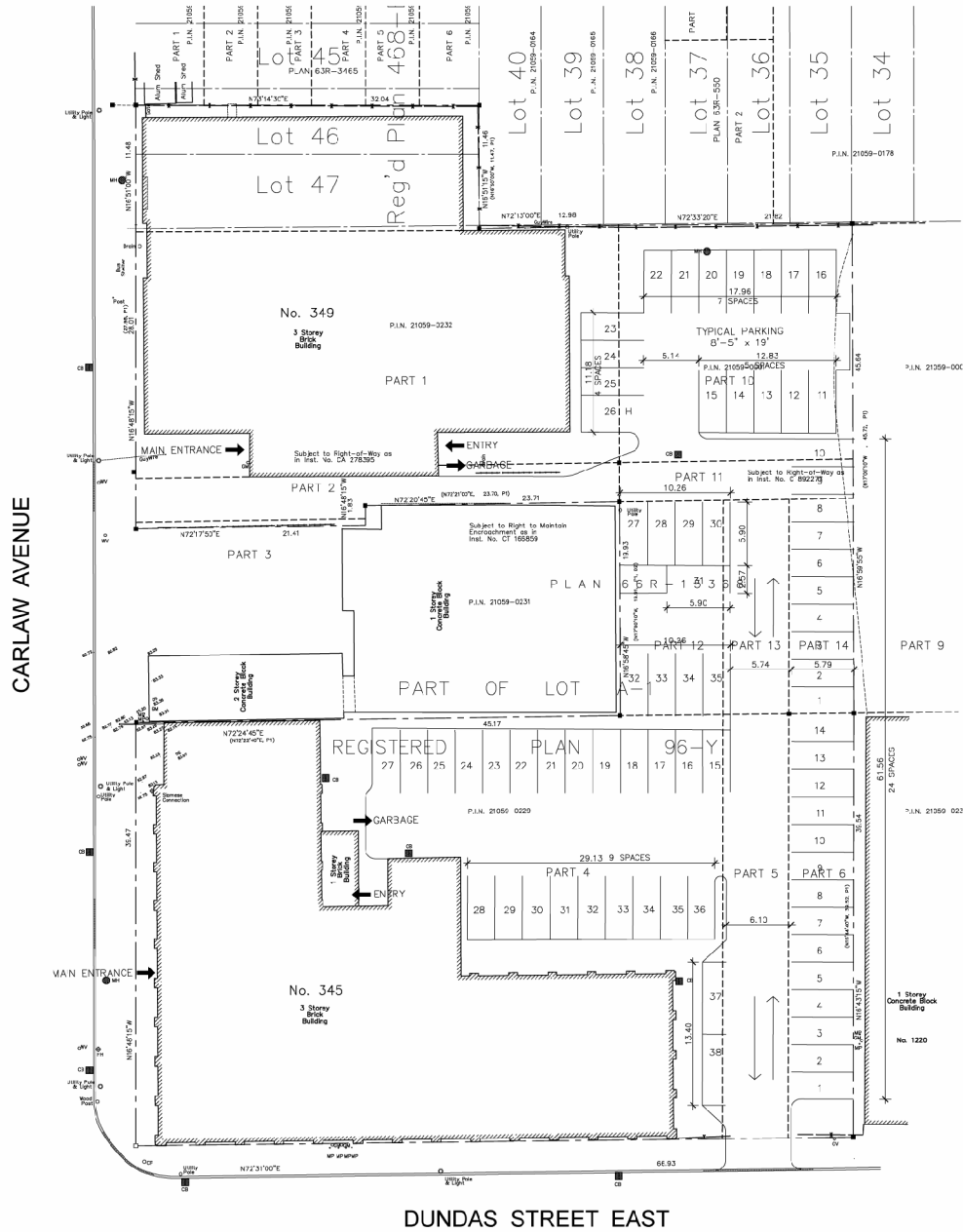
Raymond David, Director
Community Planning, Toronto and East York District

(P:\2009\Cluster B\pln\teycc16998696076.doc) - smc

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations – 345 Carlaw Avenue
Attachment 3: Elevations – 349 Carlaw Avenue
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

345 & 349 Carlaw Avenue

Applicant's Submitted Drawing

Not to Scale
08/05/2009



File # 09_145196

Attachment 2: Elevations – 345 Carlaw Avenue



East Elevation



West Elevation



North Elevation



South Elevation

Elevations - 345 Carlaw Avenue

Applicant's Submitted Drawing

Not to Scale
08/05/2009

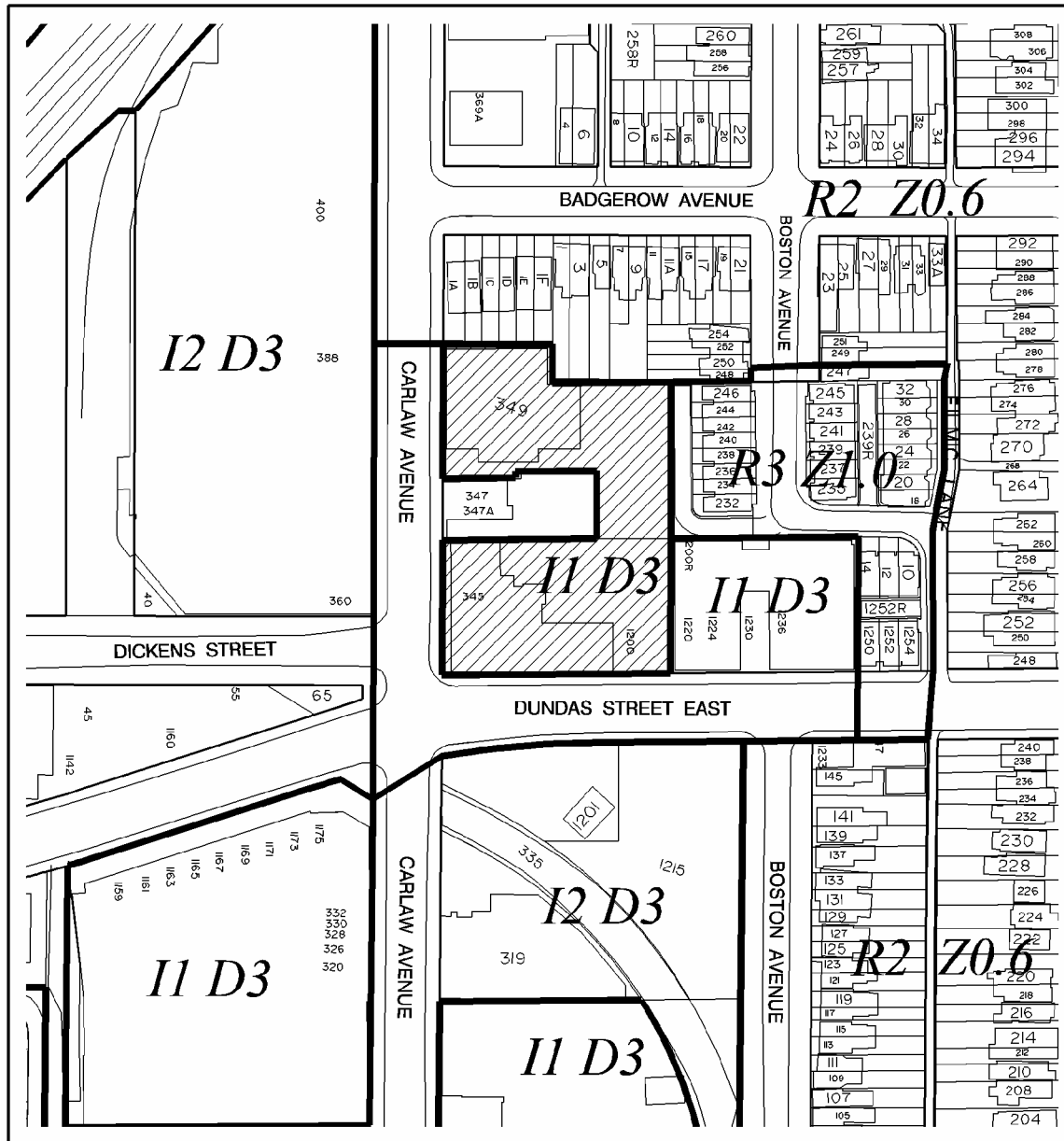
345 & 349 Carlaw Avenue

File # 09_145196

Attachment 3: Elevations – 349 Carlaw Avenue



Attachment 4: Zoning



Toronto City Planning
Zoning

345 & 349 Carlaw Avenue

File # 09_145196

R2 Residential District
R3 Residential District
I1 Industrial District
I2 Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/05/2009

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	09 145196 STE 30 OZ
Details	Rezoning, Standard	Application Date:	June 3, 2009
Municipal Address:	345 CARLAW AVE		
Location Description:	PL 96Y PT LT A1 RP 63R 4207 PTS 4, 5, & 6 **GRID S3008		
Project Description:	Rezoning application to allow for conversion of existing industrial building to permit office uses - surface parking at grade - please note that the buildings are on two separate percales of land with contiguous parking.		

Applicant:	Agent:	Architect:	Owner:
D. Maniates Architect			1079743 Ontario Ltd

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	5213.45	Height:	Storeys:	0
Frontage (m):	78.96		Metres:	0
Depth (m):	66.93			
Total Ground Floor Area (sq. m):	2317.83			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	73
Total Non-Residential GFA (sq. m):	6673.21		Loading Docks	0
Total GFA (sq. m):	6673.21			
Lot Coverage Ratio (%):	44.5			
Floor Space Index:	1.28			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	6673.21	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT: PLANNER NAME: Denise Graham, Senior Planner - East Section
TELEPHONE: (416) 392-0871