

419 Fort York Blvd (Block 31 Railway Lands West) – Rezoning Application - Preliminary Report

Date:	August 4, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	09 142634 STE 20 OZ

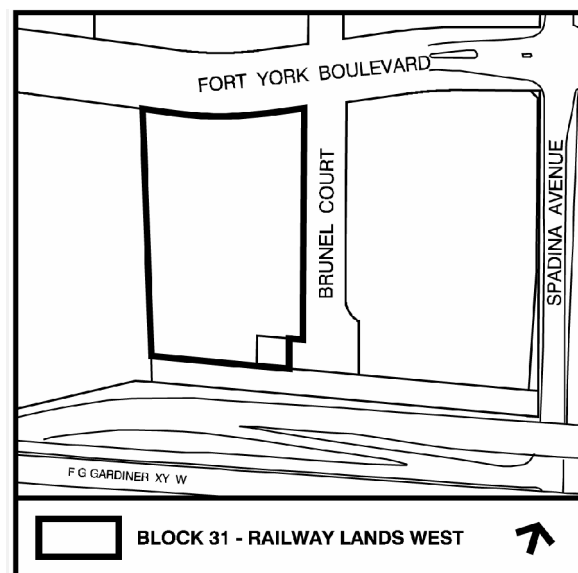
SUMMARY

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 mixed use building on Block 31 of the Railway Lands West. The development will contain two schools (Toronto District School Board and Toronto District Catholic School Board), a public community centre, a daycare, and 322 units of affordable housing. This block is owned by the City, and a mixed use building with these uses has always been contemplated for this site in the Secondary Plan, as well as within as the agreements which govern the Railway Lands West.

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.

A public meeting is targeted for the fall of 2009, and the Final Report is targeted for the second quarter of 2010. These targets assume that 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.

Pre-Application Consultation

As part of the Railway Land West planning process, many different massing proposals for this site have been considered, although none have been officially submitted to the City until now. There have been a variety of charettes and concept plans for the site, some of which were held in public, and some of which had invited guests.

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

ISSUE BACKGROUND

Proposal

The proposed development consists of two schools, a community centre, a daycare centre and 322 units of affordable housing. The community centre occupies the first 4 floors of the building along Fort York Boulevard. One school sits to the south of the community centre occupying three floors, and the other three-storey school sits on the south end of the site. The two schools are separated by a courtyard and an east-west pedestrian route through the site. The daycare is located at the northwest corner of the site on the ground floor. Sixty residential units occupy floors 5-9 along Fort York Boulevard, and 262 residential units are located in a 40 storey tower atop the school at the southeast corner of the site.

A total of 352 parking spaces are located on two underground levels with access from Brunel Court. Two hundred and forty two bicycle parking spaces are provided, and two loading spaces are also proposed in the underground garage.

The total gross floor area of the proposal is 51,791 square metres, of which 35,115 square metres is residential. The overall density of the site is 4.2 times the area of the lot.

Site and Surrounding Area

The site is 12,229 square metres and is currently vacant.

North: To the north of the site are mixed use blocks that are being developed by Concord Adex. The blocks are generally massed to include podium buildings (3-9 storeys in height) with towers above (16-47 storeys in height). Beyond the development blocks to the north is the railway corridor.

West: To the west of the site is the new community park for the Railway Lands West. It is 8 acres and includes playing fields and play areas that will be used by the schools as well as the public.

South: To the south of the site is the Gardiner Expressway.

East: To the east of the site is another mixed use block which includes 2 residential towers of 42 and 49 storeys in height and three-storey townhouses along the east side of Brunel Court.

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 site falls within the Railway Land West Secondary Plan area and it is designated as a Mixed Use area. Section 4.4 of the Secondary Plan identifies Block D (also known as Block 31) for "the purposes of affordable housing in the Railway Lands West," and Map 19-4 shows Block 31 as the general location for the community centre and schools.

Zoning

Zoning by-law 1994-0805, as amended, permits a mixed use building with a maximum height of 21 metres and a maximum residential gross floor area of 31,398 square metres. An additional 2,775 square metres of non-residential density is permitted although this does not include the schools, or community centre which are designated as exceptions to the overall density limit in the By-law.

Site Plan Control

An application for site plan approval has not been submitted.

Reasons for the Application

A zoning amendment is required as the proposed building does not comply with the zoning by-law with respect to height and density. Other areas of non-compliance will be determined through the approvals process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Sun/Shadow studies
- Arborist Declaration
- Planning Rationale Report
- Municipal Servicing and Stormwater Management Report
- Traffic Impact Study
- Stage 1 Archaeological Assessment
- Noise Impact Study
- Waste Management Report
- Green Development Standard Checklist

A Notification of Complete Application was issued on June 19, 2009.

Issues to be Resolved

The following issues will need to be resolved through the approvals process:

1. Relationship of the development to the surrounding blocks including the location of buildings and access.
2. Height – both of the residential tower and of the building along Fort York Boulevard.

3. Tower Floorplate – a maximum tower floorplate of 750 square metres is set out in the Railway Lands West by-laws for the Concord Adex lands and will be considered on this site.
4. Massing – setback and stepbacks will need to be evaluated, and the shadow impacts on surrounding properties including the community park will need to be studied. Location and size of mechanical equipment will have to be reviewed.
5. Access, parking and loading – access for all the uses on the site will need to be reviewed, as well as the adequacy of the proposed vehicular and bicycle parking and loading.
6. Interface with the park – the interface between the proposed development and the community park must be studied. Given that the school will be using the park for some of its programming, easy and accessible access between the properties is essential.
7. Public accessibility through the block – the walkway and view corridor that runs east to west through the block must be open to the public in perpetuity, although there may be some restrictions during school hours. The required agreements to secure this access will be executed through the approvals process.
8. Other non-residential uses – a non-residential (and non-school, community centre or daycare) use is proposed for the northeast corner of the site. This is the appropriate location for another use but more thinking must be done about what uses are appropriate to animate Fort York Boulevard and complement the other non-residential uses at the intersection.
9. Extension of the southern linear park – the southern linear park is currently constructed along the south edge of the block to the east, as well as along the south side of the Concord Adex blocks on the east side of Spadina Avenue. A continuation of this linear park into the community park will need to be finalized and secured.

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

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Ground Floor Plan

Attachment 3: West Elevation

Attachment 4: North Elevation

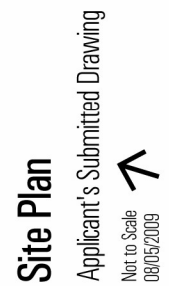
Attachment 5: East Elevation

Attachment 6: South Elevation

Attachment 7: Zoning (map)

Attachment 8: Application Data Sheet

Staff report for action – Preliminary Report - 419 Bremner Blvd



File # 09_142634

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Block 31 - Railway Lands West

File # 09_142634



Architectural drawing of the 10th floor plan. The plan shows a large rectangular area with a grid of rooms and corridors. The rooms are labeled with numbers 1001 through 1010. The drawing includes a north arrow pointing towards the top right. The title "10th Floor" is written in the top right corner. The drawing is a black and white line drawing.

Block 31 - Railway Lands West

Not to Scale
08/05/2009

1

Attachment 4: North Elevation



North Elevation

Applicant's Submitted Drawing

Not to Scale
08/05/2009

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Block 31 - Railway Lands West

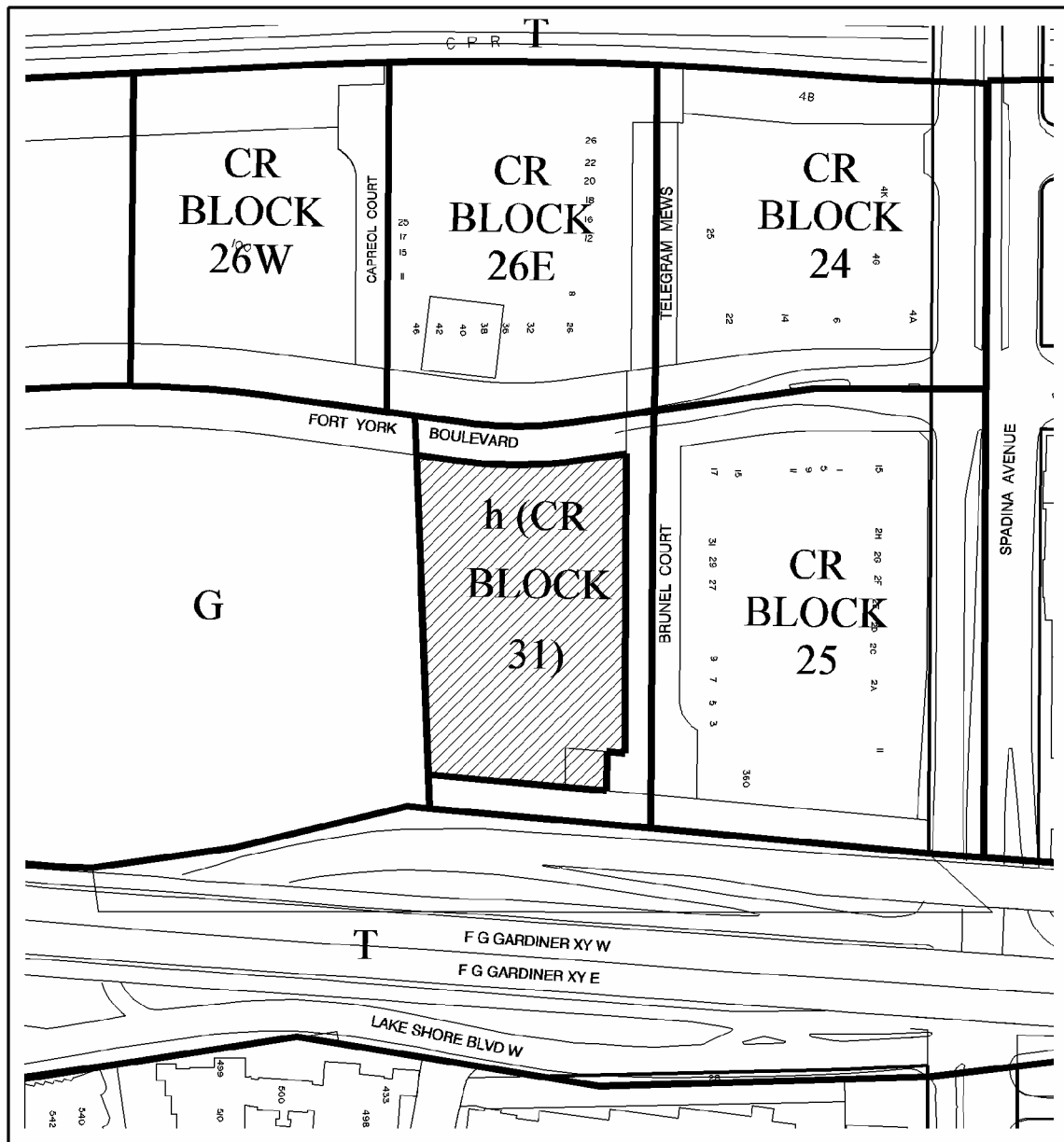
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Applicant's Submitted Drawing

File # 09_142634

Attachment 7: Zoning Map



Toronto City Planning
Zoning

Block 31 - Railway Lands West

File # 09_142634

CR Mixed-Use District
(h) Holding District
G Parks District
T Industrial District



Not to Scale
Zoning By-law as amended
Extracted 08/06/2009

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	09 142634 STE 20 OZ
Details	Rezoning, Standard	Application Date:	May 28, 2009

Municipal Address: 419 BREMNER BLVD (now known as Fort York Boulevard)

Location Description: PL D970 PT LT20 RP 66R16838 PT 1 **GRID S2017

Project Description: Rezoning application to permit the vacant parcel of lands located on Block 31 of the Railway lands to be rezoned for the purposes of a mixed use building containing 322 affordable housing units, 2 schools (TDSB and TDCSB), a community centre and daycare centre.

Applicant:	Agent:	Architect:	Owner:
TORONTO COMMUNITY HOUSING CORPORATION		architectsAlliance and Maclellan Jaunkalns Miller Architects	City of Toronto

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	Mixed Use	Historical Status:
Height Limit (m):	21 metres	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	12229	Height:	Storeys:	43
Frontage (m):	67.5		Metres:	132.3
Depth (m):	116.6			
Total Ground Floor Area (sq. m):	7361			Total
Total Residential GFA (sq. m):	35115.6		Parking Spaces:	352
Total Non-Residential GFA (sq. m):	16675.88		Loading Docks	2
Total GFA (sq. m):	51791.48			
Lot Coverage Ratio (%):	60.2			
Floor Space Index:	4.24			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	35115.6	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	111	Office GFA (sq. m):	0	0
2 Bedroom:	92	Industrial GFA (sq. m):	0	0
3 + Bedroom:	119	Institutional/Other GFA (sq. m):	16675.88	0
Total Units:	322			

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