

272, 274 & 280 Donlands Avenue and 243 & 249 Cosburn Avenue- Rezoning Application - Preliminary Report

Date:	April 9, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 29 – Toronto-Danforth
Reference Number:	09-200585 STE 29 OZ

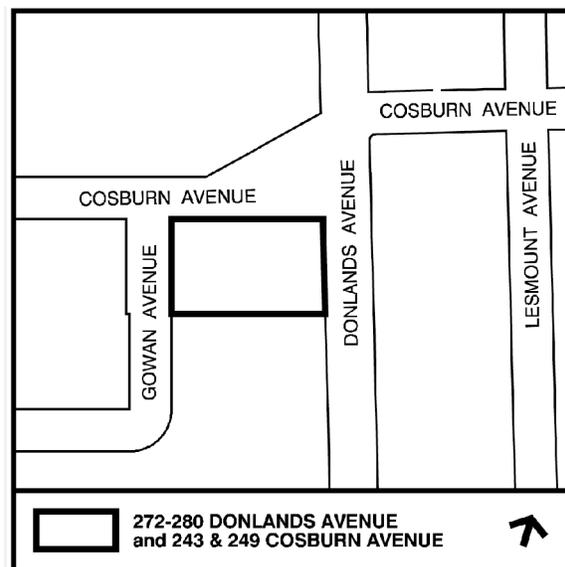
SUMMARY

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 to construct a new 11-storey, 134 unit, mixed-use building at 272, 274 & 280 Donlands Avenue and the rear portion of 249 Cosburn Avenue. The property at 243 Cosburn Avenue is proposed to be used to access loading and servicing facilities. The two existing buildings at 243 and 249 Cosburn Avenue are not proposed to be demolished.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation meeting is anticipated for late-spring 2010, with a final report and statutory Public Meeting targeted for 2011. The target dates 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

A meeting was held with the applicant to discuss complete application submission requirements. At that meeting, staff outlined the requirements for a complete application. Staff also expressed concerns with the proposed height, density and intensity of the proposal, the ownership agreements and shared use of facilities amongst a number of buildings, and the relationship of the proposed building to the recently approved 8-storey building at 270 Donlands Avenue.

ISSUE BACKGROUND

Proposal

The applicant proposes to construct an 11-storey, 134-unit, mixed use building at 272, 274 and 280 Donlands Avenue and the rear portion of 249 Cosburn Avenue. The proposed new building would have a proposed gross floor area of approximately 10,735m², and an overall building height of 35.5 metres. The applicant proposes to provide 278 m² of indoor amenity space and 862 m² of outdoor amenity space with approximately 600 m² of the ground floor area to be allocated for Woodgreen office space. 105 parking spaces would be provided to service this development of which 4 spaces would be for the exclusive use of the residents at 270 Donlands Avenue. The overall site floor space index (including new and existing buildings) would be 4.36 times the lot area.

The existing 2-storey building at 249 Cosburn Avenue and the 6-storey residential building at 243 Cosburn Avenue are not proposed to be demolished. The property at 243 Cosburn Avenue will be used to access parking and loading facilities for the site.

Site and Surrounding Area

The site is located at the southwest corner of Donlands and Cosburn Avenues and consists of 4 properties; 272, 274, and 280 Donlands Avenue, 243 & 249 Cosburn Avenue. The site is rectangular in shape and has an overall site area of approximately 3,324 m². The existing 2-storey building at 249 Cosburn Avenue and 6-storey residential building at 243 Cosburn Avenue will remain. All the buildings on the site are currently associated with Woodgreen.

Development in the vicinity of the site can be described as follows:

North: a mix of residential uses in single detached and semi-detached buildings. A 2-storey office building is located at the north east corner of Donlands and Cosburn Avenues;

South: an 8-storey apartment building which is currently under construction;

East: an elementary school and a place of worship; and

West: two existing apartment buildings at 6 and 8-storeys in height. Further west is a mix of single detached dwelling units and mid-to-high rise apartment buildings.

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 subject site "*Apartment Neighbourhoods*". "*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*".

Zoning

The subject site is zoned R3A – High Density Residential. The uses permitted in this zoning category include residential uses, facilities owned by the municipality, day nursery's operated in a municipally owned community centre, a public library, or a school or church building, and uses accessory to the foregoing. Permitted residential buildings in the R3A zone are apartment houses, double duplexes, triplexes, and double triplexes.

Site Plan Control

The site and development are subject to Site Plan Control. An application for Site Plan Control Approval had not been received at the time of the writing of this report.

Reasons for the Application

An amendment to the former East York Zoning By-law 6752, as amended, is necessary because the proposed level of development is greater than what is permitted within this zoning category.

Provided the proposed development is found to be in compliance with the development criteria for "*Apartment Neighbourhoods*" an Official Plan amendment will not be required.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Architectural Plans including: Site Plan, Parking Level Plans, Floor Plans, Landscape Plan and Roof Plan, Elevations, and Sections.
- Plan of Survey and Topographical Survey
- Planning Rationale
- Urban Transportation Considerations (Parking Study)
- Geotechnical Investigation for 270 Dolands Avenue
- Environmental Site Assessment Phase 1 – 280 Donlands Avenue
- Environmental Site Assessment Phase 1 – 274 Donlands Avenue
- Environmental Site Assessment Phase 1- 243 Cosburn Avenue
- Environmental Site Assessment Phase 2 – 274 Donlands Avenue
- Environmental Site Assessment Phase 2 – 243 Cosburn Avenue
- Environmental Site Assessment Phase 3, and Environmental Clearance Report – 243 and 249 Cosburn Avenue
- Tree Declaration

A Notification of Incomplete Application issued on February 3, 2010 identifies the outstanding material required for a complete application submission. The outstanding information is as follows:

- Functional Servicing and Stormwater Management Report
- Site Servicing and Grading Plan
- Geotechnical Study
- Sun/Shadow Studies
- Toronto Green Standard Checklist

The outstanding material was submitted on March 5, 2010 and a Notification of Complete Application was subsequently issued on March 12, 2010.

Issues to be Resolved

Proposed Intensity of Development

In former East York Zoning By-law, apartment buildings in R3A zones are permitted to have a maximum density of 2.0 times the lot area, with additional density permitted where the lot coverage is reduced below 75%. The density may be increased in the proportion of an extra 0.1 floor space index for every 10% of such reduction in coverage. The new building will have a lot coverage in excess of the 75% provision contained within the Zoning By-law. The applicant is proposing an overall site coverage of 73% of the lot area, with a site floor space index of 4.36 times the lot area.

The breakdown by lot is as follows:

Property	Site Area	Gross Floor Area	Lot Coverage	Floor Space Index
243 Cosburn Avenue	1,226 m ²	2,968 m ²	53%	2.42
249 Cosburn Avenue	705 m ²	775 m ²	60%	1.09
272-280 Donlands Avenue	1,393 m ²	10,735 m ²	96%	7.70

In addition to examining the consistency of the applicant’s proposal with the objectives and development criteria for “*Apartment Neighbourhoods*” and the built form policies of the Official Plan, the proposal will be evaluated against the surrounding neighbourhood context along with a review of the appropriateness and impact of proposed height and density on adjacent land uses. Staff have outlined concerns with the proposed height and density with the applicant and will continue to work with the applicant towards resolving these matters.

Siting, Massing, and Relationship to Adjacent Buildings

In 2008, Council approved the construction of an 8-storey residential building at 270 Donlands Avenue. The proposed development was approved for 44 alternative housing units operated by Woodgreen, with a gross floor area of approximately 3,776 square metres and a proposed floor space index of 4.1 times the lot area. Site Specific Zoning By-law 120-2880 allows for a zero metre north yard setback. This setback was accepted by City Planning Staff at the time of the application because of Woodgreen’s campus-like approach to the development of the site. With the introduction of a condominium building on the site, staff have concerns with the operation of the block as it relates to the campus-like development function of the site.

The applicant's proposal currently before staff for an 11-storey building does not relate to the recently approved 8-storey building at 270 Donlands Avenue. The proposed building siting and massing will be reviewed in terms of the proposed building's relationship to the recently approved development at 270 Donlands Avenue. Staff will also examine the relationship of the proposed 1-storey wing of the new building located at the rear of 249 Cosburn Avenue, and to the existing buildings at 243 and 249 Cosburn Avenue. The application proposes to add 243 and 249 Cosburn Avenue to the development proposal. Planning Staff require additional information from the applicant in order to understand how the incorporation of the Cosburn properties would effect how the site would function as a whole and as individual parcels, how the new development would effect the residential enjoyment of the properties, and whether the current zoning regulations that apply to these properties would be affected. In addition, it is unclear why the proposed development cannot be contained on the lands municipally known as 272, 274 & 280 Donlands Avenue.

Height

The applicant proposes to construct the majority of the 11-storey building on the eastern portion of the subject site, with a lower 1-storey wing at the rear of 249 Cosburn Avenue. Although a maximum height is not provided in the former Borough of East York Zoning By-law, the development standards such as setbacks, coverage and floor space index and intended to limit the development of lands. The relationship of the proposal with the surrounding context as well as the impacts of the proposal on adjacent uses will have to be evaluated. A shadow study has been submitted for review.

Parking and Loading

The applicant proposes to provide 1 Type 'G' loading space at 243 Cosburn Avenue to be shared with the developments at 243 and 249 Cosburn Avenue, and 270 and 280 Donlands Avenue. Although the properties located at 243 and 249 Cosburn Avenue and 270 Donlands Avenue are all associated with Woodgreen, and are anticipated to function as a campus, the introduction of a condominium building with 134 privately owned units may require a separate loading space for the exclusive use of its owners. City staff will examine the appropriateness of providing 1 loading space for four (4) residential buildings with varied ownerships.

The applicant proposes to provide 105 parking spaces within 3 levels of underground parking. As part of the approvals at 270 Donlands Avenue, 4 parking spaces are located on 272 Donlands Avenue and must be incorporated into any redevelopment proposal for the lands. These four spaces are required to be for the exclusive use of residents at 270 Donlands Avenue. The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the developments access to public transit. A Parking Study has been submitted as part of this application and will be reviewed by City staff to assess the adequacy of the proposed parking access and parking supply.

Ownership

It is not clear how the separation of ownership would work with the various elements of the application, such as loading, parking, servicing, and the shared use of facilities. This requires additional information which will be reviewed by City staff.

Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are subject to this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in an area with the lowest quintile of current provisions of parkland.

The subject site is located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007 and will be subject to the alternative parkland requirement.

Section 37 of the *Planning Act*

The level of development proposed by the applicant would be subject to Section 37 of the *Planning Act*. As part of this application, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including, but not limited to, appropriate community services, facilities and amenities which address local priorities.

Green Roof By-law

By-law 583-2009 adopts Chapter 492 of the Toronto Municipal Code which deals with Green Roofs. The Bylaw is applicable to applications for residential, commercial and institutional developments made after January 31, 2010 which have a Gross Floor Area greater than 2,000m².

The proposed development is subject to the requirements of the Green Roof By-law. As per the By-law, a green roof which covers a minimum of 40% of available roof space will be required as part of this development. Staff will continue to work with the applicant to bring the proposal into compliance with the requirements of the Green Roof By-law.

Toronto Green Standards

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

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

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: East Elevation

Attachment 3: South Elevation

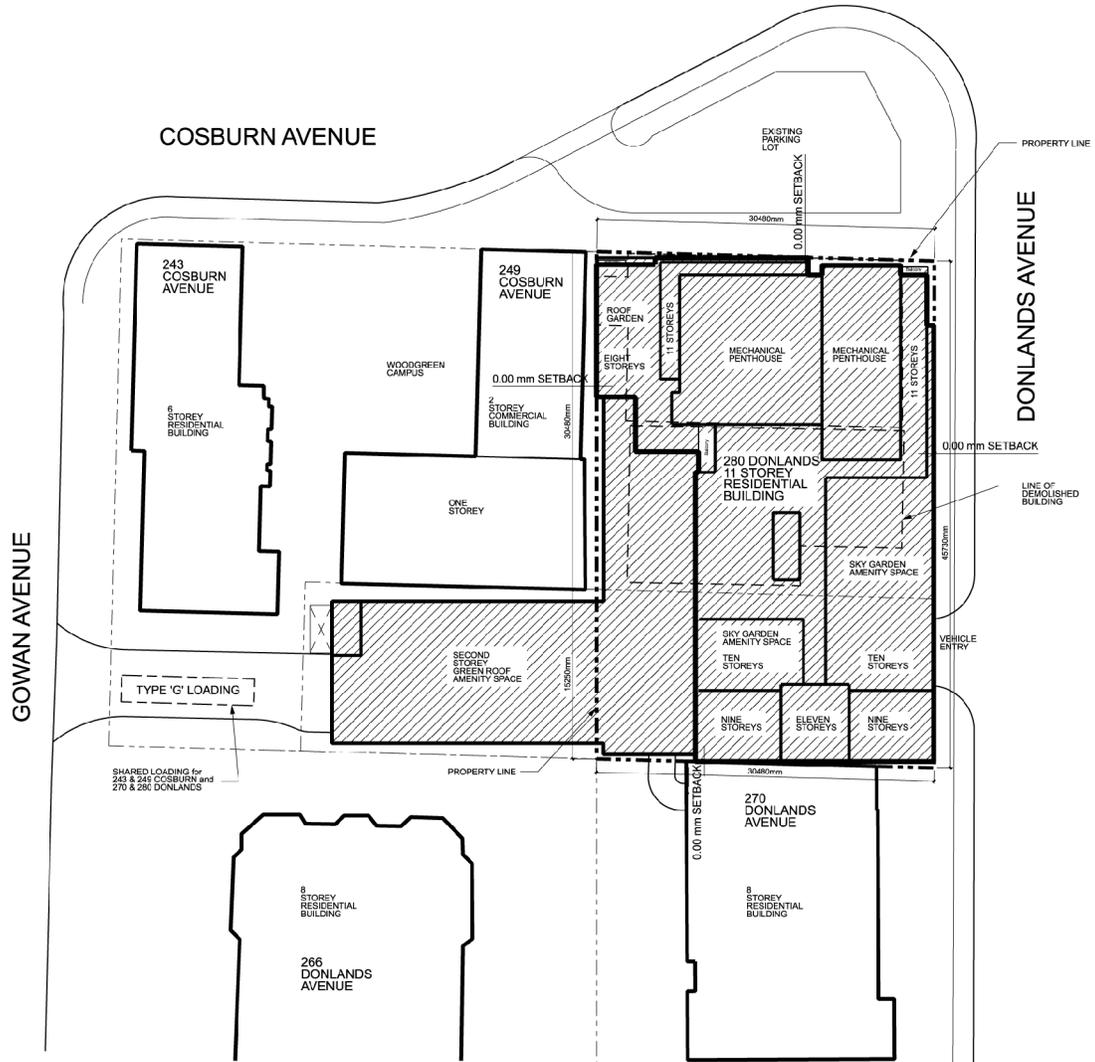
Attachment 4: West Elevation

Attachment 5: North Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

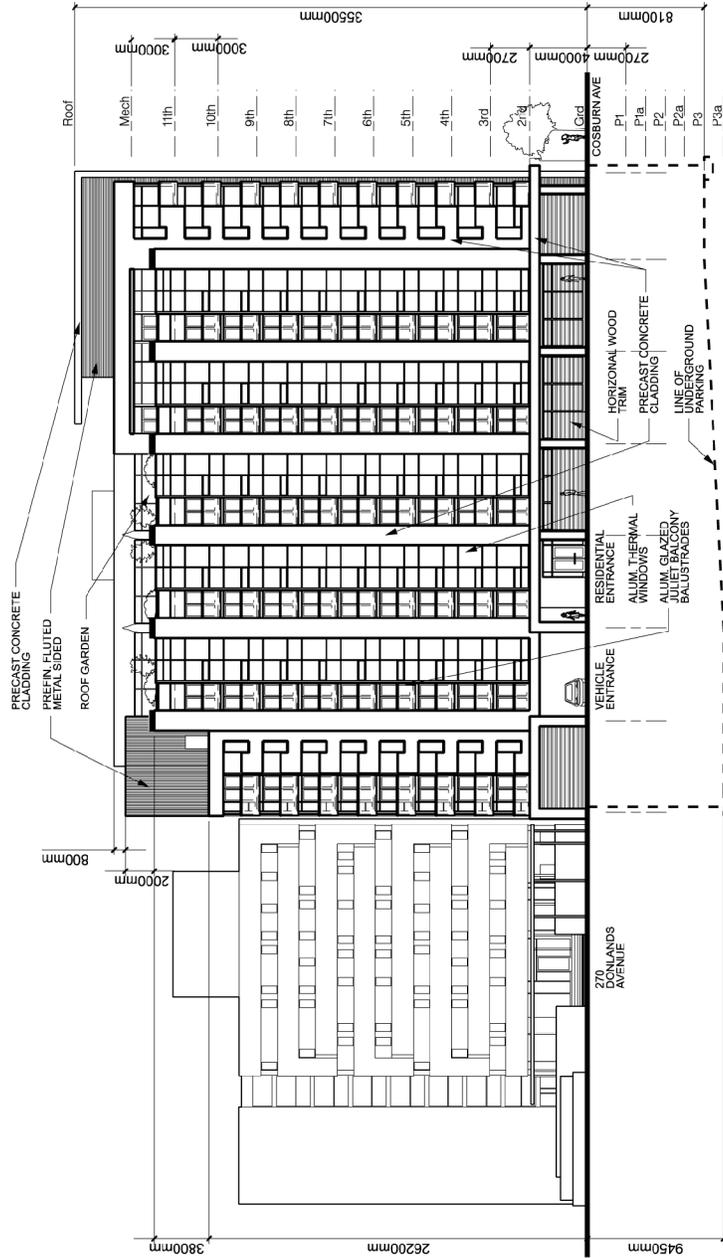
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272-280 Donlands Avenue and 243 & 249 Cosburn Avenue

File # 09_200585

Attachment 2: East Elevation

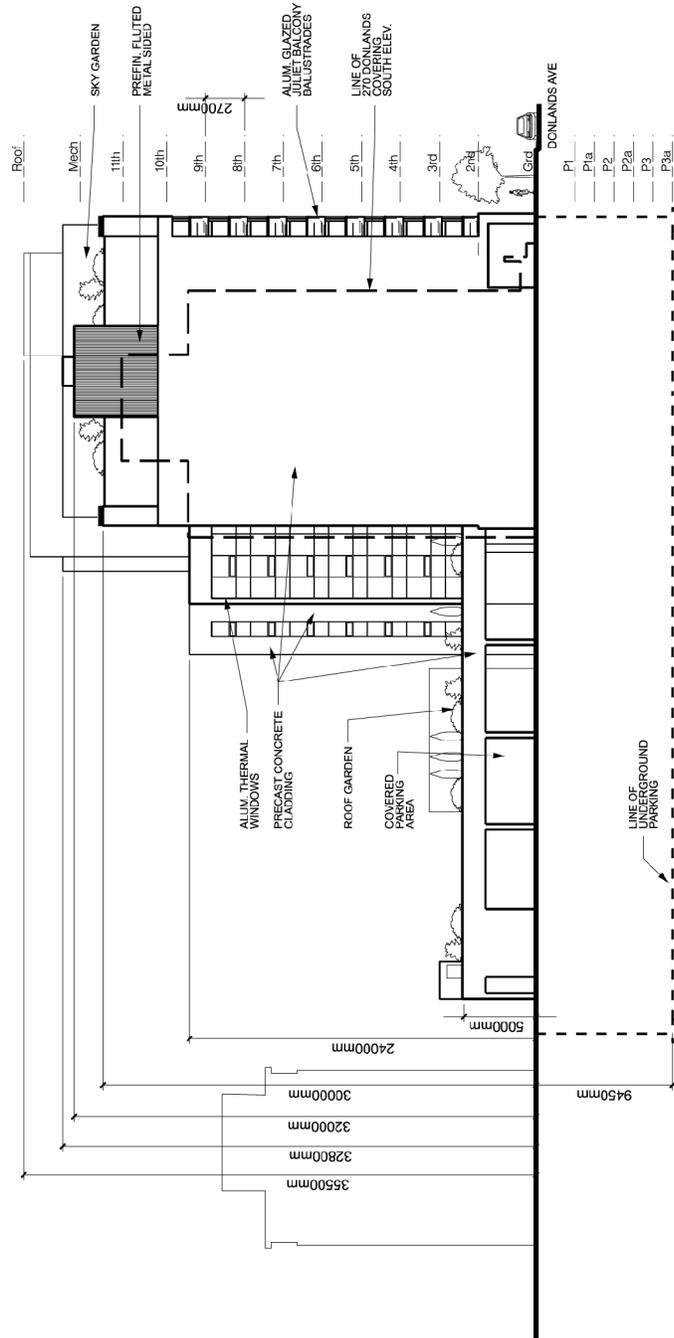


East Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 04/06/2010

**272-280 Donlands Avenue
 and 243 & 249 Cosburn Avenue**
 File # 09_200585

Attachment 3: South Elevation



South Elevation

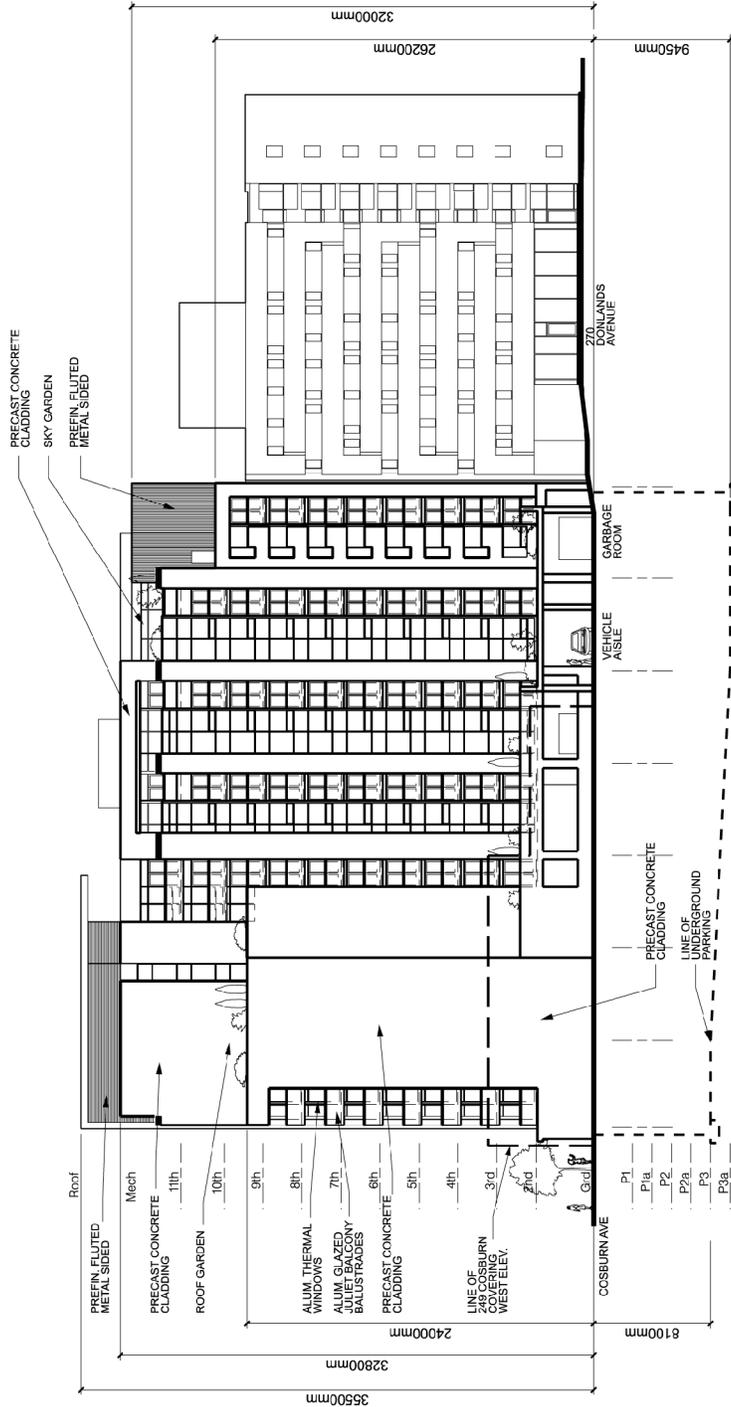
Elevations
272-280 Donlands Avenue
and 243 & 249 Cosburn Avenue

Applicant's Submitted Drawing

Not to Scale
 04/06/2010

File # 09_200585

Attachment 4: West Elevation



West Elevation

272-280 Donlands Avenue
and 243 & 249 Cosburn Avenue

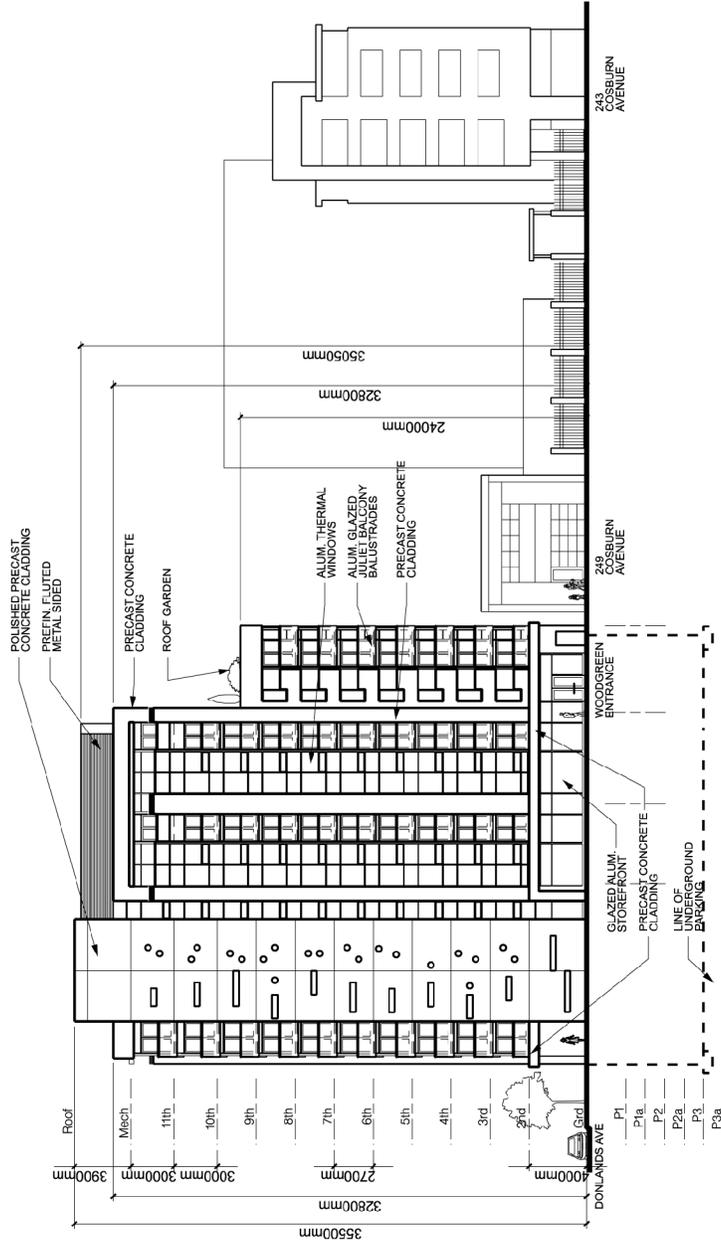
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Elevations

Applicant's Submitted Drawing

Not to Scale
04/06/2010

Attachment 5: North Elevation

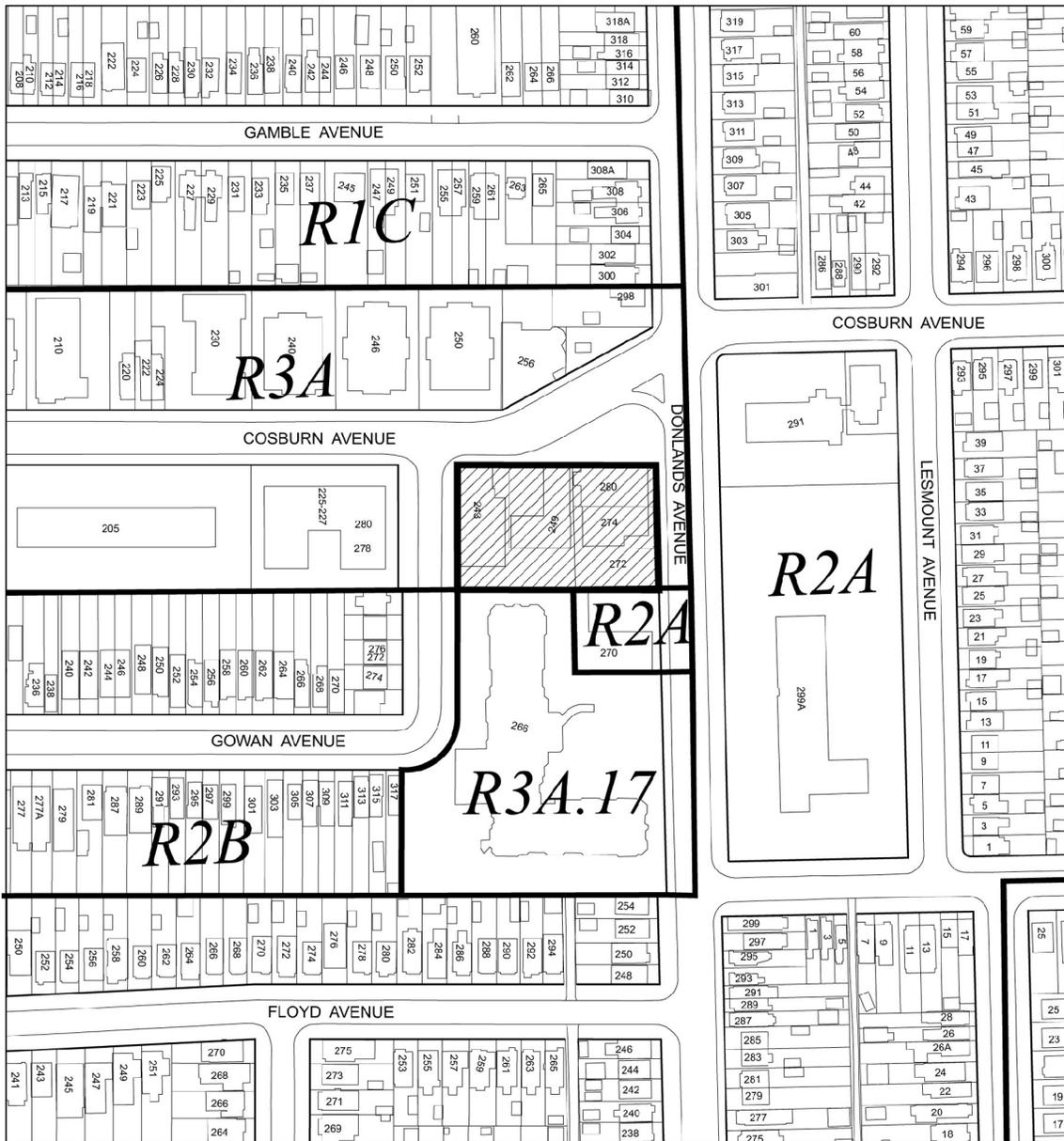


North Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 04/06/2010

**272-280 Donlands Avenue
 and 243 & 249 Cosburn Avenue**
 File # 09_200585

Attachment 6: Zoning



272-280 Donlands Avenue
and 243 & 249 Cosburn Avenue

File # 09_200585

- R1C Low Density Residential
- R2A Medium Density Residential
- R2B Medium Density Residential
- R3A High Density Residential



Not to Scale
Zoning By-Law 6752 as amended
Extracted 04/06/2010

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	09-200585 STE 29 OZ
Details	Rezoning, Standard	Application Date:	December 30, 2009

Municipal Address: 272, 274, 280 DONLANDS AVE and 243 & 249 COSBURN AVE
 Location Description: PL M39 PT LT160 **GRID S2903
 Project Description: Rezoning application to permit development of lands for new mixed use building containing community space on ground floor (Woodgreen community services) and 134 residential dwelling units above. - 105 parking spaces of which 99 spaces below grade - 2 levels below grade

Applicant:	Agent:	Architect:	Owner:
NCNC Neighbourhood Services Non Profit Corporation			Woodgreen Settlement Corporation

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R3A	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	3315.2	Height:	Storeys:	11
Frontage (m):	72.51		Metres:	32.7
Depth (m):	45.72			
Total Ground Floor Area (sq. m):	857			Total
Total Residential GFA (sq. m):			Parking Spaces:	105
Total Non-Residential GFA (sq. m):			Loading Docks	1
Total GFA (sq. m):	11,324.8			
Lot Coverage Ratio (%):				
Floor Space Index:	4.63			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	9035.1	0
Bachelor:	3	Retail GFA (sq. m):	0	0
1 Bedroom:	124	Office GFA (sq. m):	558	0
2 Bedroom:	7	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	134			

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