

99 Blue Jays Way – Rezoning – Supplementary Report

Date:	May 20, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	09 129610 STE 20 OZ

SUMMARY

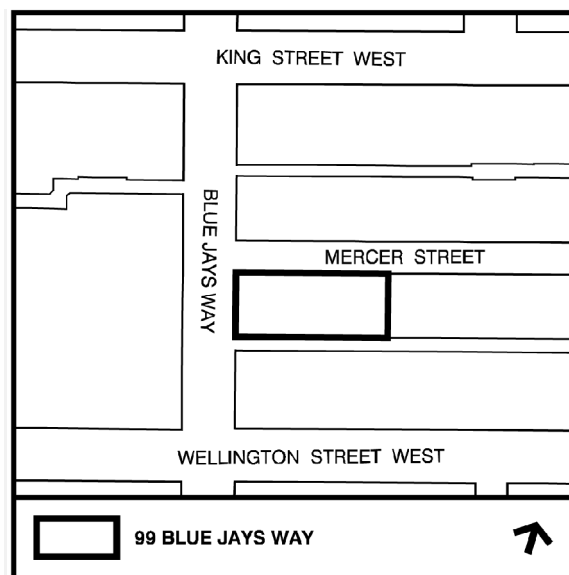
The April 30, 2010 report “99 Blue Jays Way – Rezoning – Final Report” recommends approval of a 40-storey mixed-use building at 99 Blue Jays Way. At the time of report preparation, Technical Services had not provided final comments on the rezoning application. The purpose of this report is to provide further information on parking, loading, and servicing requirements from Technical Services that was provided to Community Planning on May 12, 2010.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council add recommendation 4(i) to the report from the Director, Community Planning, Toronto and East York District dated April 30, 2010 for 99 Blue Jays Way as follows:

4(i). The owner shall pay for any required upgrades to the municipal infrastructure identified in the Municipal Servicing and Stormwater Management Report to support the development to the satisfaction of the Executive



Director, Technical Services.

Financial Impact

The recommendations in this report have no financial impact.

COMMENTS

Parking

Technical Services staff provided comments in their memorandum dated August 20, 2009 requesting that the on-site parking supply be increased to comply with the following Zoning By-law requirements:

Bachelor Units:	0.3 spaces per unit
1-Bedroom Units:	0.5 spaces per unit
2-Bedroom Units:	0.75 spaces per unit
3-Bedroom Units:	1.2 spaces per unit
Residential Visitors:	0.06 spaces per unit
Non-residential Units:	1 space per 300 m2 of NFA above the 1 st Floor

In the April 30, 2010 final report, staff mistakenly noted the parking supply to be 213 spaces, as required by the by-law. The applicant is proposing a total of 101 parking spaces (85 residential spaces, 14 visitor spaces, and 2 non-residential spaces) whereas the Zoning By-law requires a total of 213 parking spaces. The applicant's Traffic Impact and Parking Study argues that the property is located in an area that supports non-automotive modes of transportation and has nearby access to the PATH system, TTC subway and streetcar services and is within walking distance of major downtown employment areas and the entertainment district. Technical Services staff has advised that the parking standards within the Zoning By-law for the King-Spadina area are already lower than typical ratios for new residential condominium developments to reflect the public transit access in this area and to encourage redevelopment. Staff are willing to consider a reduction in the required parking spaces provided that the applicant satisfactorily demonstrates that the reduction can be justified and acceptable to Technical Services and Community Planning staff. This has not been done to staff's satisfaction. Therefore, it is staff's opinion that the development should provide the minimum parking requirements contained within the Zoning By-law.

Loading

Technical Services has advised that the proposed Type-G loading space does not satisfy the Zoning By-law requirement for the King-Spadina area. As an alternative, a shared Type-G/Type-B loading space is acceptable. The applicant has indicated that they are able to comply with the shared Type-G/Type-B requirements and will incorporate the revision as part of the site plan application.

Servicing

Technical Services has indicated that the Municipal Servicing and Stormwater Management Report (Revised April 2009) is acceptable in principle, final acceptance of the report is dependent on the submission of the Fire Hydrant Testing for review by staff. It is staff's understanding that this testing is on-going and will be submitted in the near future. Staff recommends that the Section 37 agreement include a requirement that the owner pay for any upgrades to municipal infrastructure identified in the Municipal Servicing and Stormwater Management Report.

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SIGNATURE

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