

180 Shaw Street - OPA & Rezoning Applications - Preliminary Report

Date:	May 26, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	10 153172 STE 19 OZ

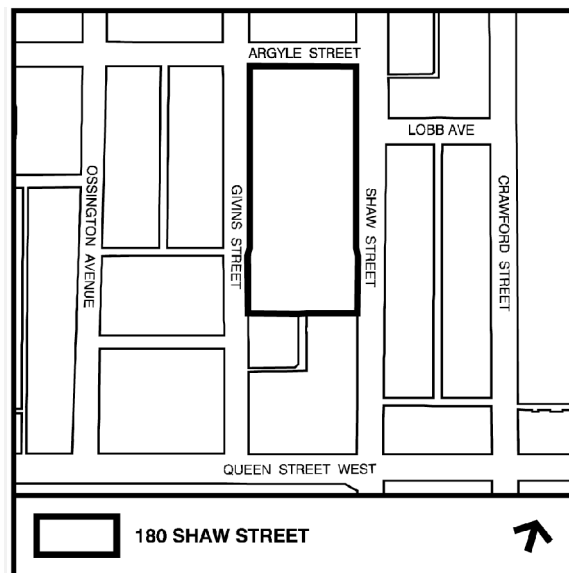
SUMMARY

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 convert the existing, vacant public school at 180 Shaw Street into a centre for arts and community programming. The centre will be run by Artscape and will consist of artist studios and non-profit arts and community use space.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications. The application has been circulated to City departments, where necessary, for comment.

A community meeting was held in the neighbourhood on Tuesday May 25, 2010.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Community Council determine that the community consultation meeting held for 180 Shaw Street on Tuesday May 25, 2010 satisfies the requirement for such a meeting as normally held after the Preliminary Planning Report has been heard on a Community Council agenda. Notice for the community meeting was given to landowners and residents within 120 metres of the site and in accordance with the regulations of the Planning Act.
2. 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

Several pre-application consultation meetings were held with the applicant to discuss complete application submission requirements, potential issues with the project and the expected timeline for a decision by City Council.

ISSUE BACKGROUND

Proposal

The site currently contains two public schools, one of which is operational. The Shaw School which has been vacant since 2000, would be severed from the current property through an application to the Committee of Adjustment and the building will be converted into a space for arts and community programming. The other school, the Givins-Shaw School, will continue to function as a school operated by the Toronto District School Board.

The vacant school would be converted, through interior renovations, to a space which will contain work spaces, either sold or rented at below-market rates to artists and non-profit arts and community organizations. A loading space and garbage storage will be constructed on a portion of the north wall of the existing building.

While no parking is proposed to be provided on-site, the area is well serviced by public transit and there are two Toronto Parking Authority parking lots in the vicinity. A number of bicycle parking spaces are proposed for the site. There is no parking currently provided on the site.

Site and Surrounding Area

The site is located on the west side of Shaw Street, located equidistant between Queen Street West and Dundas Street West. The site currently contains two schools and a recreational area for students. The northern portion of the site will be severed to create a lot, containing only the Shaw School, having an area of 2750 m² and having a frontage onto Shaw Street of 76.28 m.

Adjacent existing land uses are:

North: Single family semi-detached dwellings and rowhouses fronting onto Argyle Street

South: Toronto District School Board Givins-Shaw School

East: Single family semi-detached and detached dwellings fronting onto Shaw Street

West: Single family semi-detached and rowhouses fronting onto Givins Street

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 site is designated as *Neighbourhoods* in the Official Plan (attachment 4). This designation allows for primarily residential uses and low scale institutions which support the local community. Any development within these areas should be designed so that it maintains the "existing physical character" of the area. Uses which support the residents should have minimal negative impacts and be designed to limit noise, privacy and traffic and parking impacts on residents. Small-scale retail, service and office uses, which support area residents are permitted on major streets shown on Map 3 when they have minimal negative impacts on residents. The site is not located on a major street as shown on Map 3.

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

Zoning

The site is zoned R4 Z1.0 under By-law 438-86, as amended (attachment 3). This is a residential zoning which permits for a number of uses, including but not limited to: residential uses, community centres, municipal community centres, and public art galleries. The proposed uses for a not for profit institution are not permitted. The proposed building would have a gross floor area equal to 2.6 times the area of the lot.

Site Plan Control

The proposal is not subject to Site Plan Control.

Tree Preservation

The applicant has submitted landscape drawings which include information on landscape preservation. Two trees, each with a diameter of 0.15 m are proposed to be removed.

Reasons for the Application

The proposed cultural and recreational facilities incorporate work-related functions which do not conform to the requirements of the *Neighbourhoods* land use designation or the Zoning By-law. The subject site is required, by both of these documents, to be used for residential purposes or limited low scale institutions which support the local residents. The proposed uses are not considered as types which support solely local residents.

Community Consultation

A community consultation meeting was held in the neighbourhood on May 25, 2010 to discuss the proposal. Approximately fifteen members of the public attended. Generally the proposal is seen as a positive development within the community, however there were some concerns raised:

Traffic Impacts

Residents expressed concerns about the increased demand for parking on local streets. Residents indicated that the existing parking supply is overwhelmed and that users of the Shaw School will increase the pressures on the parking supply. It was also raised as to whether street parking would be lost to allow trucks to enter/exit the proposed loading spaces.

Loading Space Location

Residents, especially those who reside along Argyle Street, are concerned with the location of the proposed loading spaces. They attested that it will feel like the spaces are located in their front yards. Concerns were also raised about trucks being stored in this space and it resembling a "vacant, industrial area". Questions were raised over the number of trucks attending the site on a weekly basis and what times of day they would attend the site.

Screening of Loading Area

Screening has been proposed, and was suggested at the meeting, as a way to minimize the visual impacts on the surrounding area. However, it was noted that a number of area residents use this area to “cut through” to the Givins-Shaw School and they are concerned that any screening of this area would eliminate this popular pedestrian thoroughfare.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Parking and Loading Study
- Servicing Report
- Landscape Plan which includes tree preservation information

A notice of Complete Application was issued on May 25, 2010.

Issues to be Resolved

The proposed land uses will be reviewed to determine if the proposed non-profit art uses are appropriate for the vacant school building. The current zoning and Official Plan designations allow for low scale cultural and recreational facilities, however the proposed artist studios do not meet the qualifications for this. Specifically, the proposed uses may serve the local and broader communities and not the local community only.

Staff will review the proposed loading space and parking issues to ensure that, if the project is approved, the impacts are minimized on the surrounding residential areas.

CONTACT

Guy Matthew, Assistant Planner
Tel. No. 416-392-7574
Fax No. 416-392-1330
E-mail: gmatthe2@toronto.ca

SIGNATURE

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

(P:\2010\Cluster B\pln\teycc13102219048.doc) -cc

ATTACHMENTS

Attachment 1: Site Plan

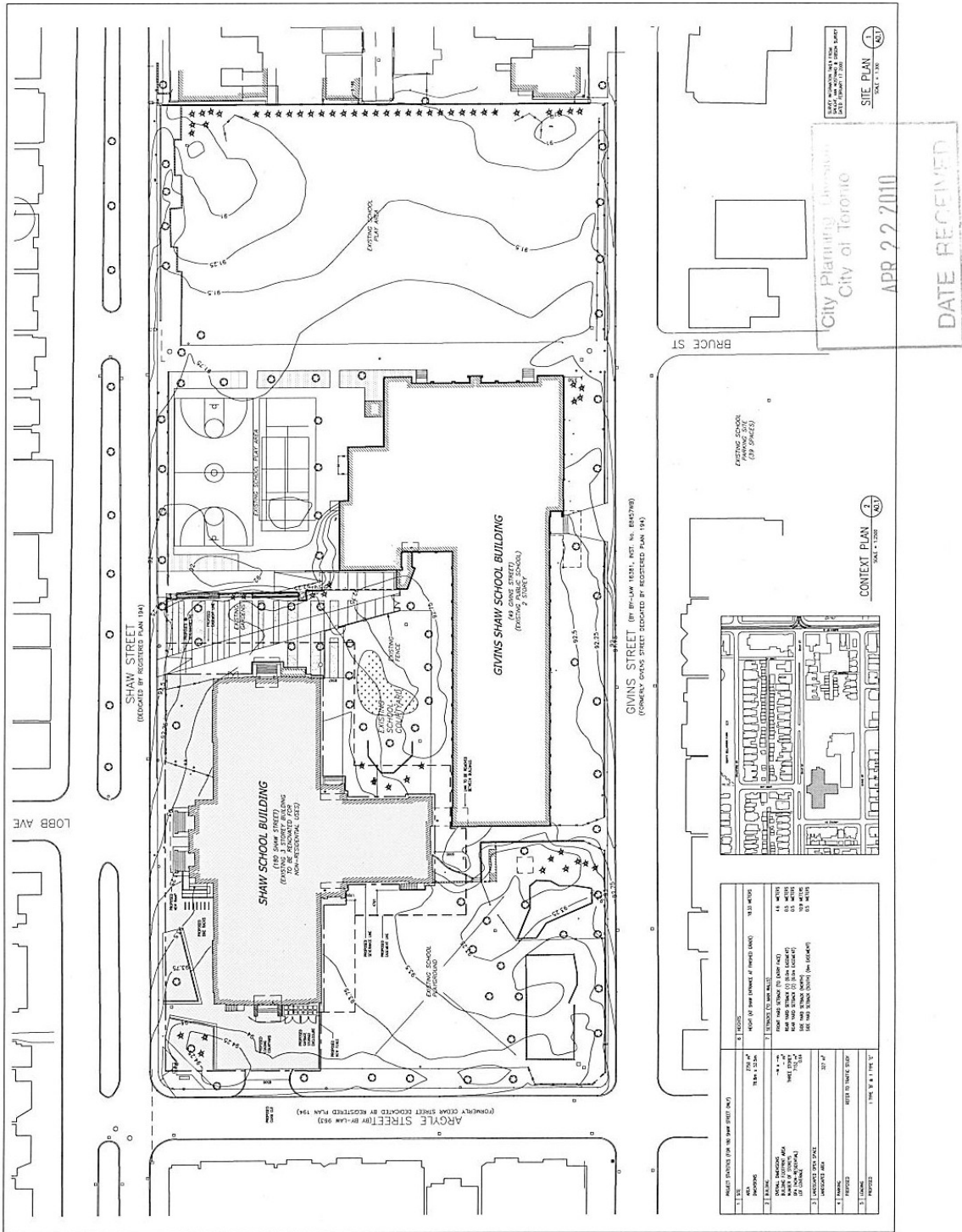
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



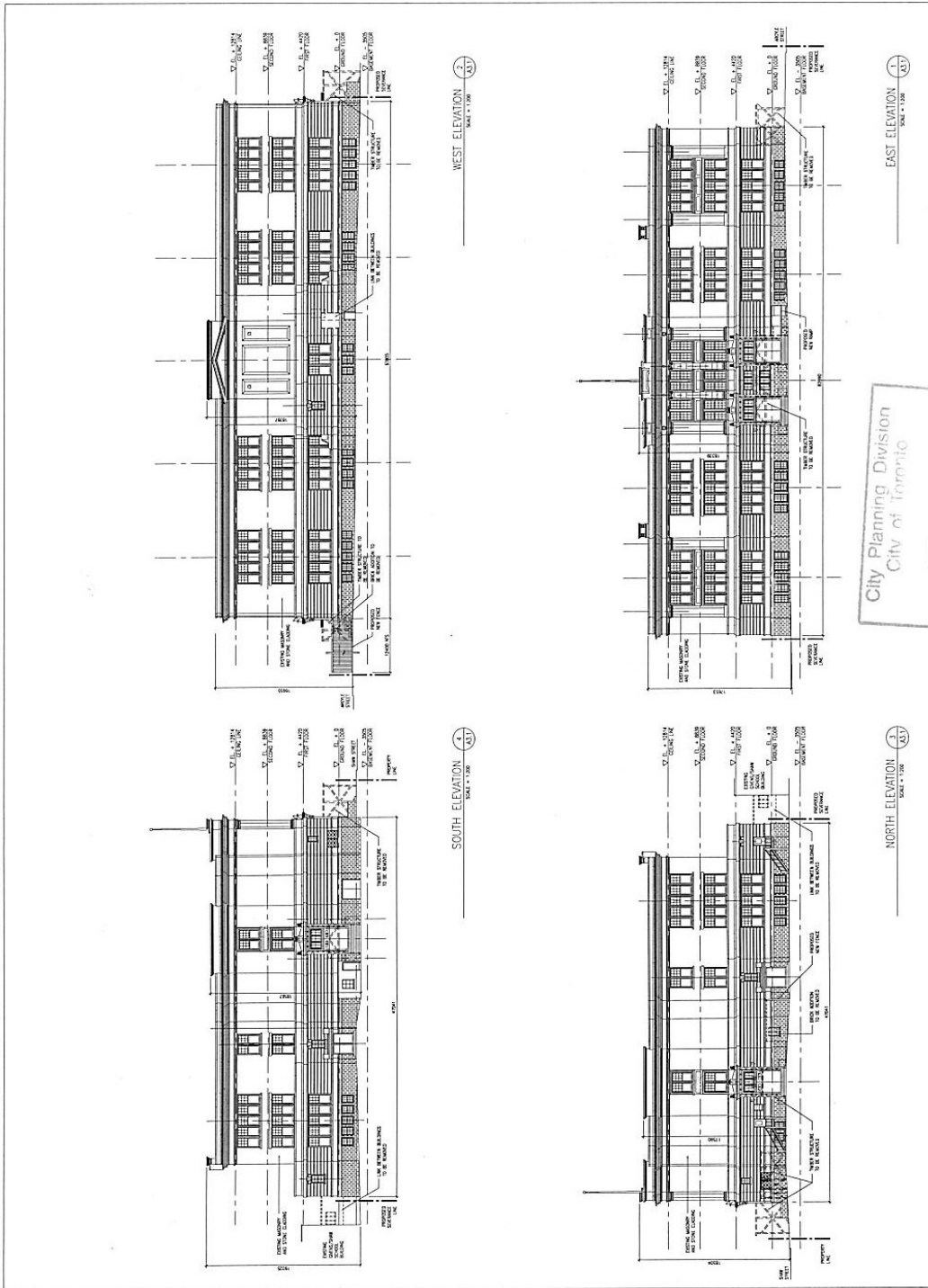
1. SITE	2. LOT	3. ZONING	4. DISTRICT	5. ADJACENT PROPERTIES
1. SITE	2. LOT	3. ZONING	4. DISTRICT	5. ADJACENT PROPERTIES
6. COMMENTS	7. NOTES	8. NOTES	9. NOTES	10. NOTES

City Planning Services
City of Toronto

APR 22 2010

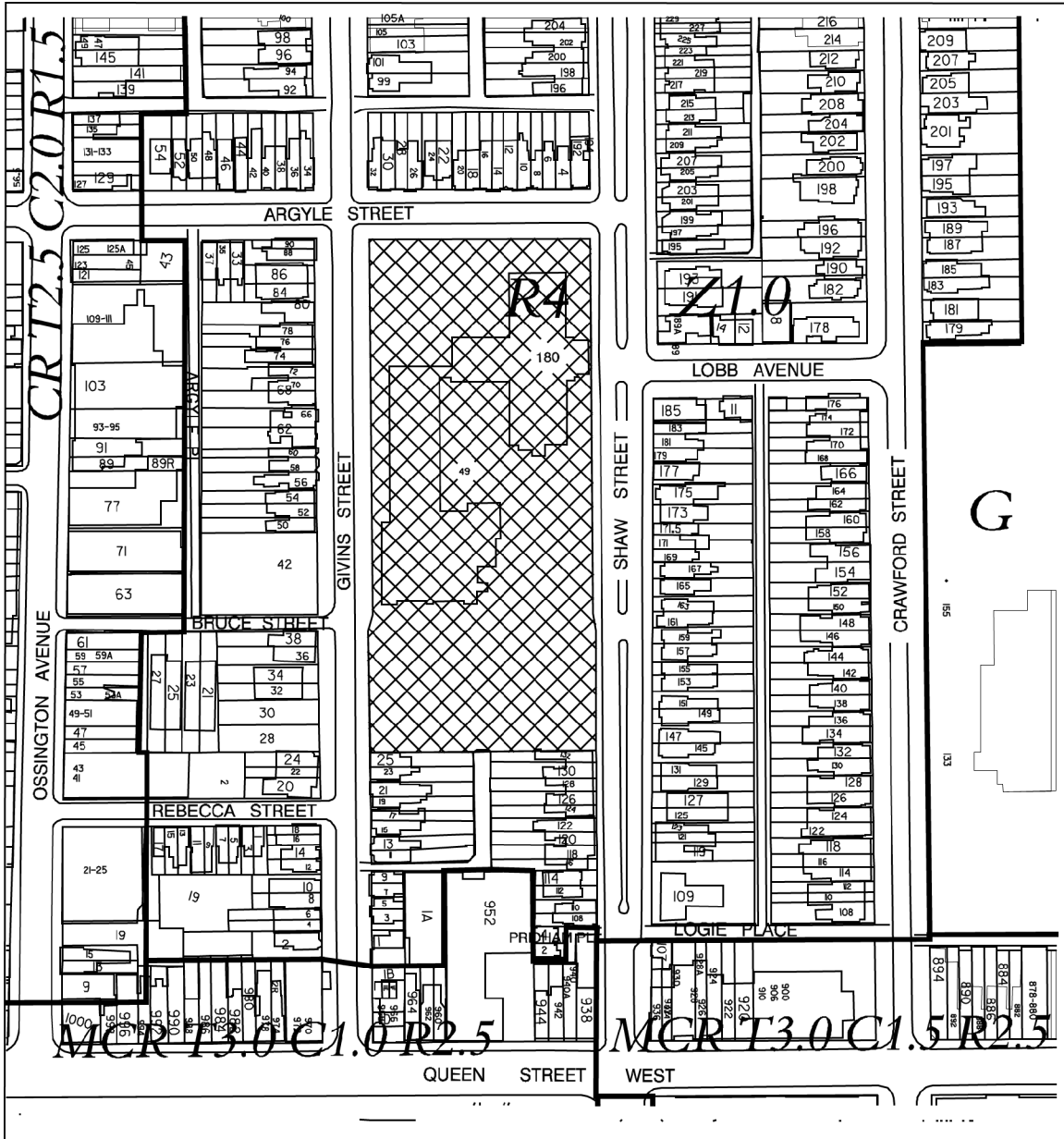
DATE RECEIVED

Attachment 2: Elevations



City Planning Division
City of Toronto
APR 22 2010
DATE RECEIVED

Attachment 3: Zoning



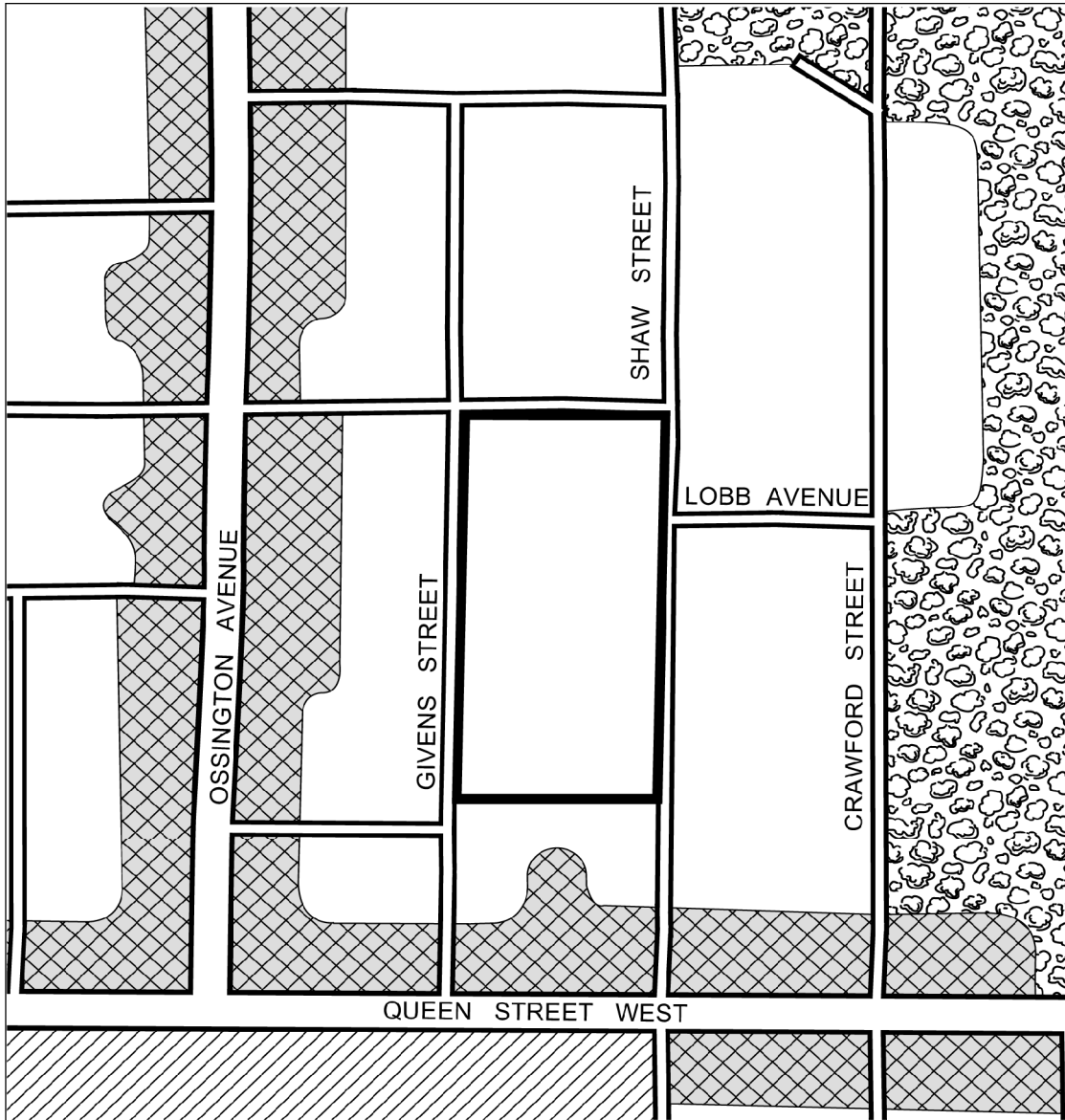
180 Shaw Street
File # 10_153172

- G Parks District
- R4 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 05/20/10 - NRS

Attachment 4: Official Plan



TORONTO City Planning
Official Plan

180 Shaw Street

File # 10_153172



↑
 Not to Scale
 05/25/10

Application Data Sheet

APPLICATION DATA SHEET

Application Type	Official Plan Amendment & Rezoning	Application Number:	10 153172 STE 19 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 15, 2010

Municipal Address: 180 SHAW ST
 Location Description: PLAN 575 LOT 1 TO 7 9 TO 13 PT LOT A **GRID S1906
 Project Description: OPA and REZONING application to change existing public school to Non Residential / Non Profit artist studio and offices.

Applicant:	Agent:	Architect:	Owner:
TEEPLE ARCHITECTS INC			TORONTO DISTRICT SCHOOL BOARD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R4 Z1.0	Historical Status:	Listed
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2750	Height:	Storeys:	3
Frontage (m):	76.28		Metres:	18.33
Depth (m):	29.98			
Total Ground Floor Area (sq. m):	1760			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	7152		Loading Docks	2
Total GFA (sq. m):	7152			
Lot Coverage Ratio (%):	64			
Floor Space Index:	2.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	2385
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	4767
Total Units:	0		