



## STAFF REPORT ACTION REQUIRED

### 2223 and 2225 Gerrard St E - Rezoning - Preliminary Report

<b>Date:</b>	May 20, 2010
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	10-122275 STE 32 OZ

#### SUMMARY

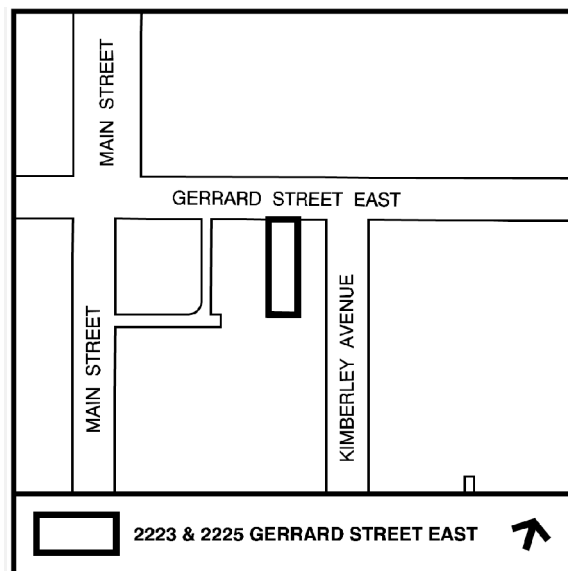
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 6 storey mixed-use building containing 2 live work units at grade and 22 residential units at 2223 and 2225 Gerrard Street East.

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 community consultation meeting is targeted in the fall of 2010, with the statutory meeting targeted for winter 2011. The target date assumes that the applicant will provide all of the required information in a timely manner.

The application has been circulated to City departments and external agencies, where appropriate, for comment.



## **RECOMMENDATIONS**

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

## **ISSUE BACKGROUND**

### **Proposal**

The application is for permission to construct a 6-storey mixed use building containing commercial uses on the ground floor (including live/work uses) and 22 residential units. One level of below grade parking is proposed, containing 15 parking spaces. The Application Data Sheet is attached (Attachment 6).

### **Site and Surrounding Area**

The property is located on the south side of Gerrard Street East, east of Main Street. The property is currently occupied by two 2-storey buildings containing commercial uses on the ground floor with residential uses above.

Lands surrounding the property include:

North: Ted Reeve Arena.

West: A vacant site which was previously approved for a 3-storey mixed-use development.

East: An 8 unit townhouse development, fronting onto Kimberley Avenue.

South: Kimberley Public School.

### **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 property within a *Mixed Use Area*.

*Mixed Use Areas* are, made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

### *Mixed Use Areas*

The Plan provides a list of development criteria for *Mixed-Use Areas* that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

## **Zoning**

The property is zoned CR T2.0 C0.5 R2.0. The mixed-use zoning permits a wide range of commercial and residential uses with a maximum density of 2.0 times the area of the lot, of which a maximum of 0.5 times may be non-residential and a maximum of 2.0 times may be residential. The property has a height limit of 12 metres.

## **Site Plan Control**

A Site Plan Control application was submitted concurrently with the rezoning application.

## **Tree Preservation**

The Arborist Report that was submitted with the application recommends that the 2 existing City-owned trees in the public road allowance are to be removed and replaced with one new tree. The proposal will not impact any privately owned trees protected under the City's Private Tree by-law.

## **Reasons for the Application**

The proposed 6-storey building exceeds the permitted density of 2 times the area of the lot with a proposed density of 3.29 times the area of the lot. The proposed development exceeds the height limit of 12 metres, with a proposed height of 22.1 metres (as measured at the average grade). A full review for compliance with the Zoning by-law is being undertaken.

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

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Planning Rationale, Green Development Standard Checklist, Stormwater Management Report, Arborist Report, Shadow Study, Parking Assessment and a Tree Preservation and Removals Plan.

A Notification of Incomplete Application issued on April 8, 2010 identifying the outstanding material required for a complete application, being a Functional Servicing Report.

The outstanding material was submitted on May 10, 2010 and a Notification of Complete Application was subsequently issued on May 14, 2010.

### **Issues to be Resolved**

#### **Massing and Density**

The proposed 6 storey building exceeds the permitted density of 2.0 times the area of the lot and exceeds the maximum 12 metre height limit. City Planning staff will examine the impacts of the proposed density and massing.

#### **Parking, Servicing and Loading**

Staff will review the access, servicing, loading and parking layouts proposed.

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**

Leontine Major, Senior Planner

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## **SIGNATURE**

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

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## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: North and South Elevations

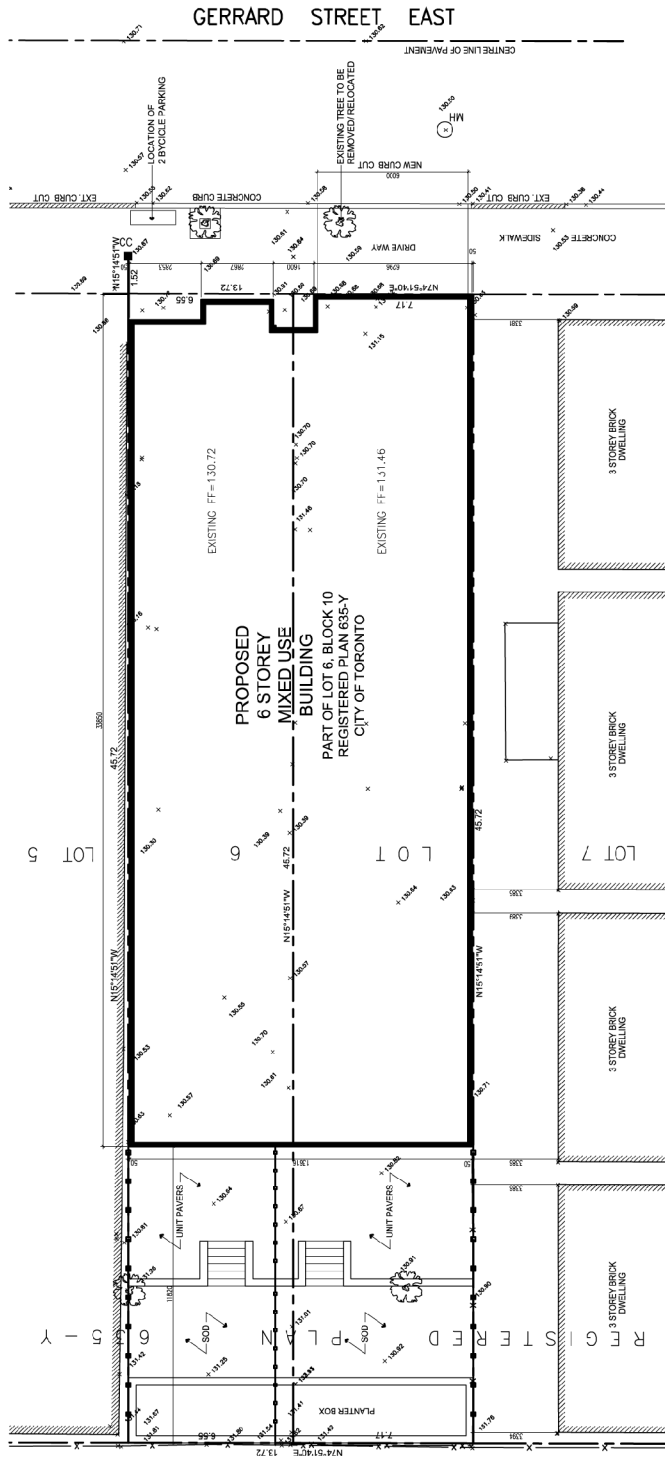
Attachment 3: East Elevation

Attachment 4: West Elevation

Attachment 5: Zoning

Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



2223 & 2225 Gerrard Street East

Site Plan

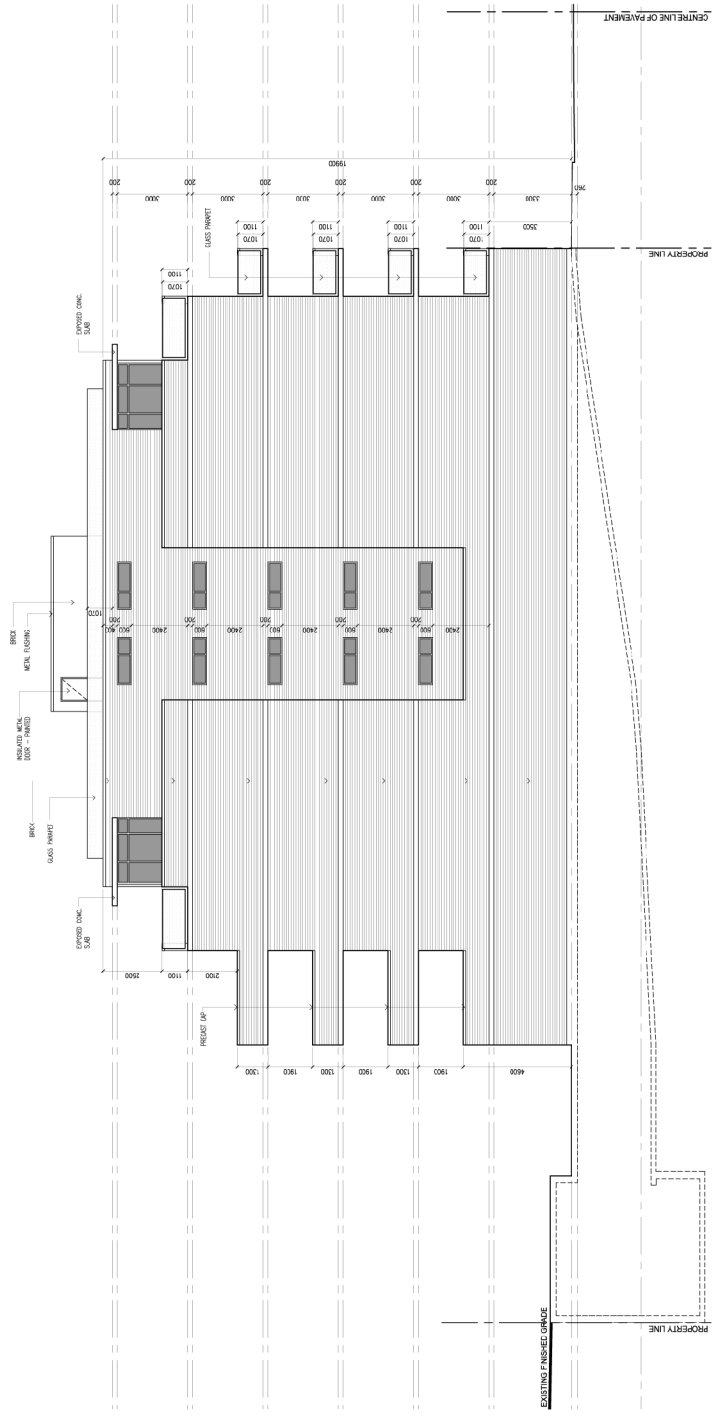
Applicant's Submitted Drawing

Not to Scale  
03/11/2010

File # 10\_122275



### Attachment 3: East Elevation



East Elevation

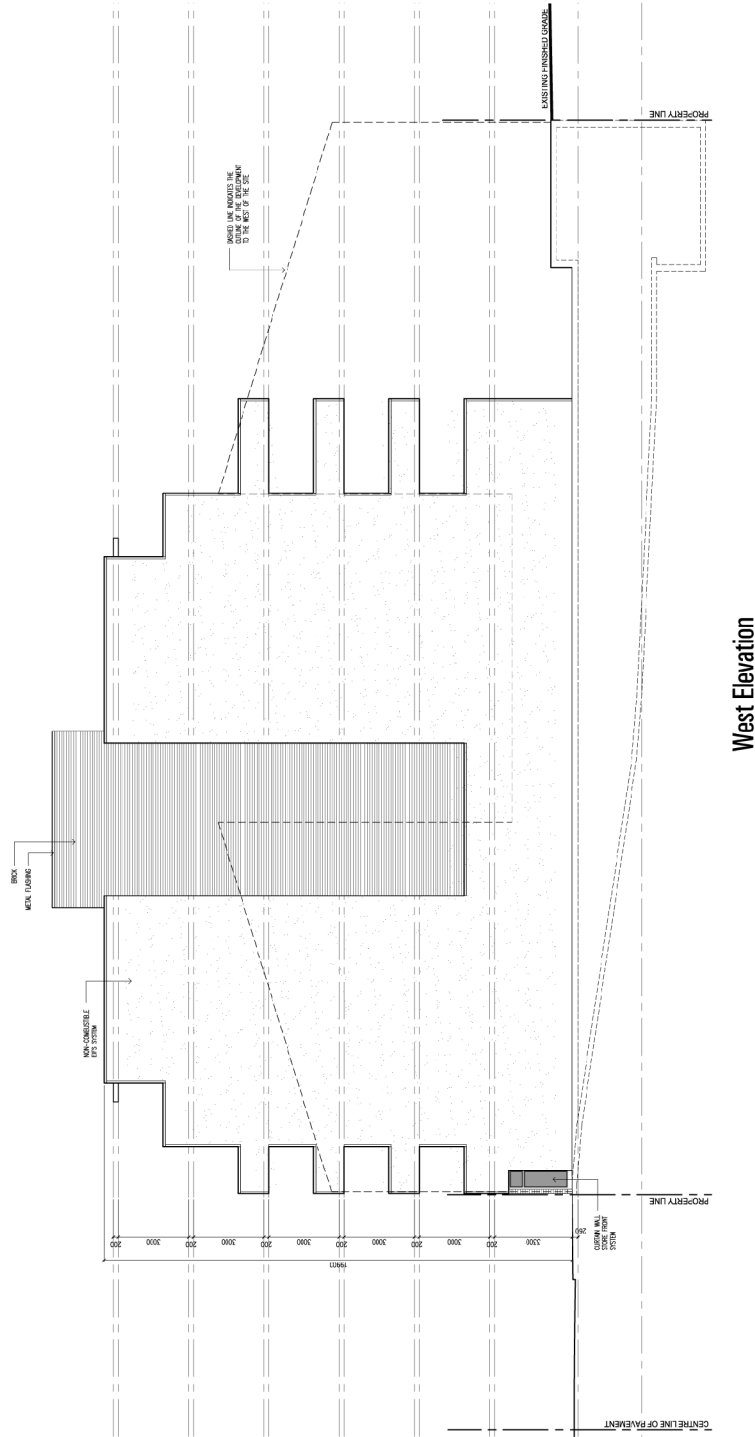
**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 03/11/2010

**2223 & 2225 Gerrard Street East**

File # 10\_122275



### Attachment 3: West Elevation



2223 & 2225 Gerrard Street East

West Elevation

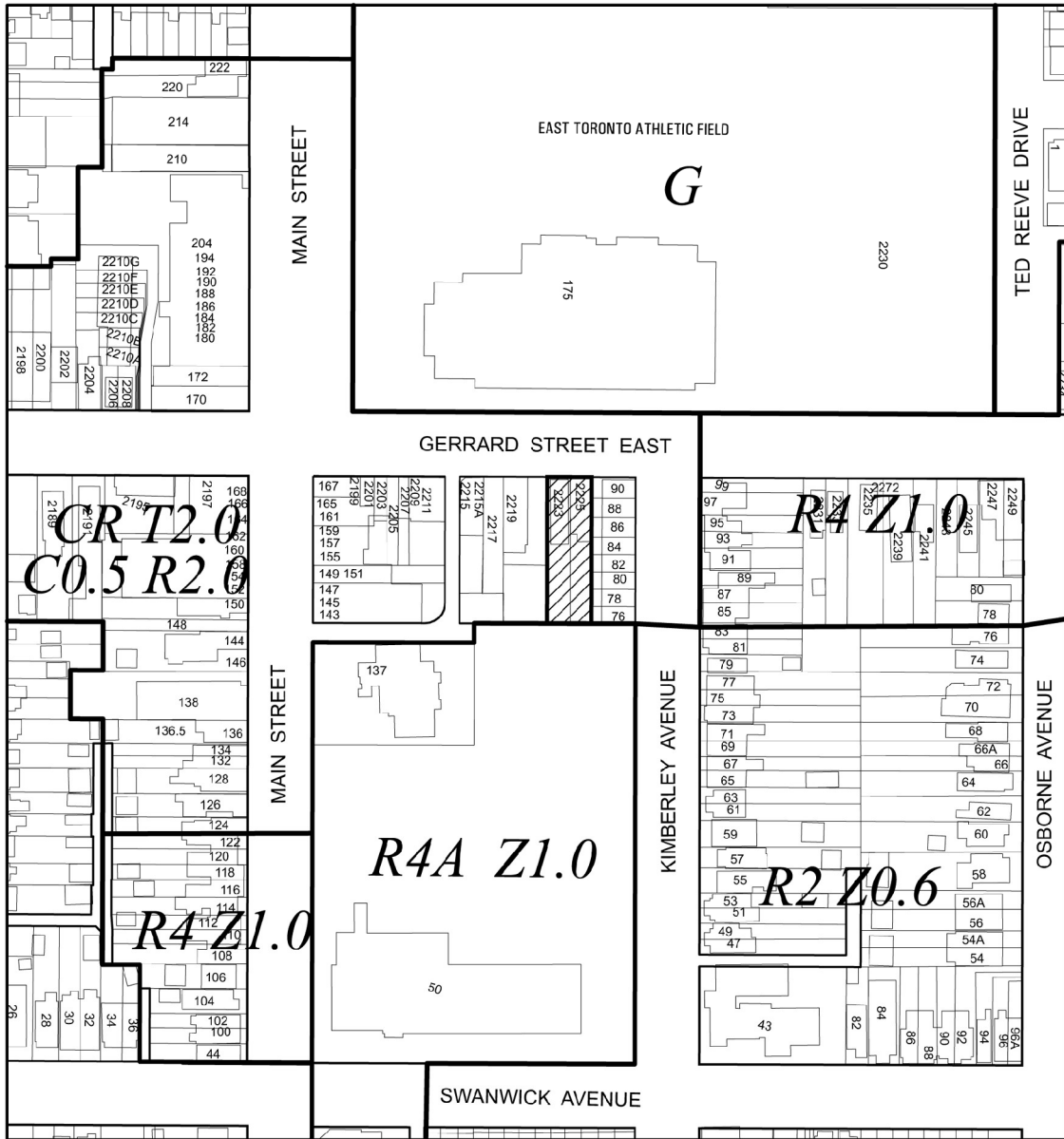
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/11/2010

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# Attachment 5: Zoning



**TORONTO** City Planning  
Zoning

2223 & 2225 Gerrard Street East

File # 10\_122275

R2 Residential District  
R4 Residential District  
R4A Residential District

CR Mixed-Use District  
G Parks District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 03/11/2010

## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	10 122275 STE 32 OZ
Details	Rezoning, Standard	Application Date:	February 23, 2010

Municipal Address: 2223 and 2225 GERRARD ST E  
 Location Description: PL 635 BLK 10 PT LT6 \*\*GRID S3206  
 Project Description: Rezoning application for new mixed use commercial residential building

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Armstrong Hunter & Associates			Eccamma Consultants Limited

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	NA
Zoning:	CR T2.0 C0.5 R2.0	Historical Status:	NA
Height Limit (m):	12	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	627.09	Height:	Storeys:	6	
Frontage (m):	13.72		Metres:	19.9	
Depth (m):	45.72				
Total Ground Floor Area (sq. m):	374.15				<b>Total</b>
Total Residential GFA (sq. m):	1688.65		Parking Spaces:	15	
Total Non-Residential GFA (sq. m):	374.15		Loading Docks	0	
Total GFA (sq. m):	2062.8				
Lot Coverage Ratio (%):	59.7				
Floor Space Index:	3.29				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	12
2 Bedroom:	10
3 + Bedroom:	0
Total Units:	22

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1688.65	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	374.15	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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