

**41 Ossington Avenue – Official Plan Amendment  
Application – Final Report**

<b>Date:</b>	December 12, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	11-298053 STE 19 OZ

**SUMMARY**

This application is a technical Official Plan amendment to allow parking stackers located in the *Neighbourhoods* designated part of this site to service residential units in the proposed 6-storey mixed-use building, located in the *Mixed Use Area* of this site.

This report responds to City Council's request that the Chief Planner bring forward a site specific Official Plan amendment for 41 Ossington Avenue to address technical Official Plan issues identified in the August 17, 2011 report.

The proposed Official Plan amendment to permit the parking stackers in the *Neighbourhoods* designated part of this site is technical in nature and is in keeping with the intent of the Official Plan. As such, this report recommends approval of the Official Plan amendment application.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan, for the lands at 41 Ossington Avenue substantially in accordance with the draft Official Plan



Amendment attached as Attachment No. 7 to the report from the Director, Community Planning, Toronto and East York District, dated December 12, 2011.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

A full background on this application are contained in the November 23, 2010, August 17, 2011, November 1, 2011, and November 28, 2011 staff reports that can be found at the following links:

<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-40018.pdf> ,

<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-41865.pdf>),

<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-42128.pdf>), and

<http://www.toronto.ca/legdocs/mmis/2011/cc/bgrd/backgroundfile-42571.pdf>).

### **COMMENTS**

#### **Proposal**

This application was made as a result of staff concerns identified in the report from the Director, Community Planning, to the Toronto and East York Community Council dated August 17, 2011 in connection with the associated rezoning and site plan applications.

At the request of staff, on October 24, 2011, the owner submitted a site specific Official Plan amendment application to allow parking stackers that will service the residential units in the 6-storey mixed use building (located in the *Mixed Use Area* of the site fronting Ossington Avenue) to be located in the easterly portion of the site designated as *Neighbourhoods*.

The proposed redevelopment comprises a six storey condominium building, with ground floor retail, fronting on Ossington Avenue and 5 four-storey townhouse units fronting on Rebecca Street. A total of 28 residential units are proposed between the condominium and townhouses, with 21 parking spaces to be provided. Sixteen parking spaces will be situated on parking stackers located in the middle and east portions of the redevelopment.

#### **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. This proposal is 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. This proposal is not in conflict with the Growth Plan.

## **Official Plan**

The site has a split Official Plan designation with the mixed-use component of the proposal located in the *Mixed Use Area* which spans the western portion of the site. The townhouse component is located in the *Neighbourhoods* designation, which spans the eastern portion of the site. The proposed parking stackers located in the easterly townhouse component of the proposal will service the residential units located in the 6-storey mixed-use building. The *Neighbourhoods* policies do not provide for uses accessory to the *Mixed Use Areas*, such as parking spaces, to be accommodated on abutting *Neighbourhoods* designated lands. Notwithstanding the foregoing, the proposed parking stackers which are integrated into the townhouse component of the development will not destabilize the surrounding neighbourhood. As such, the intent of the Toronto Official Plan as interpreted is maintained with this amendment.

## **Rezoning & Site Plan Control**

The applicant has submitted a concurrent Rezoning and Site Plan Control application (10 266 103 STE 19 OZ & 10 266 096 STE 19 SA), which have been appealed to the Ontario Municipal Board. City Council has approved proposed terms of settlement on November 28, 2011. The links to the reports for the rezoning application have been provided in the preceding pages.

Site Plan approval will be required prior to the issuance of building permits for the proposed development. The applicant will also be required to enter into a Site Plan Agreement which will include a requirement to convey land for future road widening purposes.

## **Community Consultation**

A community consultation meeting was held on February 3, 2011. The meeting was attended by City Planning staff, the applicant, the owner, the Ward councillor and members of the public. At this meeting, City staff informed members of the public that an Official Plan amendment application is required for the reasons mentioned in this report.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate the appropriate amendment.

## **Development Charges**

It is estimated that the development charges for this project will be \$250,000. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **Conclusion**

Planning staff are of the view that this application addresses concerns that the *Neighbourhoods* policies of the Official Plan do not provide for uses accessory to *Mixed Use Areas*, such as parking, to be accommodated on abutting lands designated *Neighbourhoods*. The parking stackers proposed to be located on the easterly portion of the site in the *Neighbourhoods* designation will not destabilize the surrounding neighbourhood. In view of the foregoing, this report recommends that City Council approve this Official Plan amendment application.

## **CONTACT**

Francis Kwashie, Planner  
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Fax No. 416-392-1330  
E-mail: fkwashi@toronto.ca

## **SIGNATURE**

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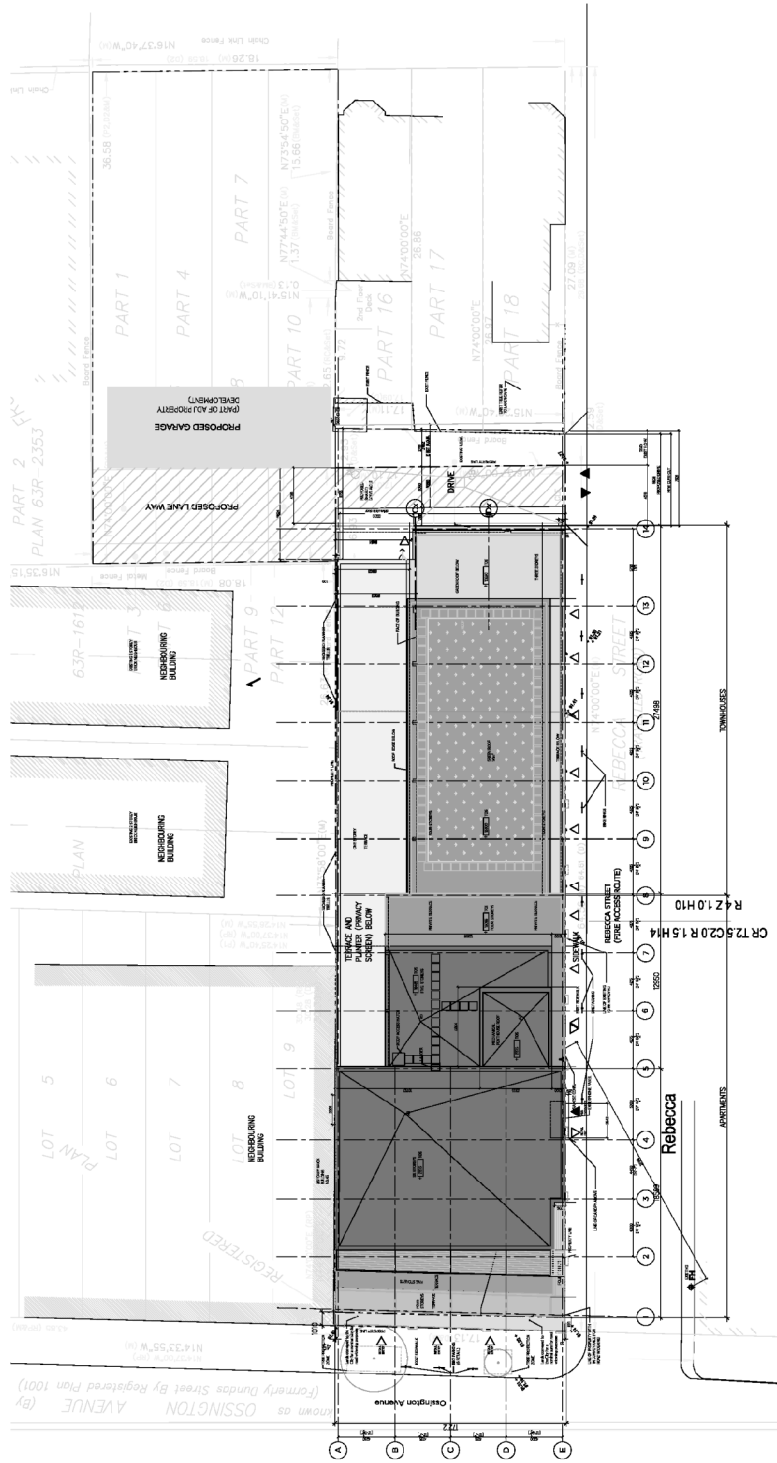
Gregg Lintern, Director, MCIP, RPP  
Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North & South Elevation  
Attachment 3: East & West Elevation  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet  
Attachment 7: Draft Official Plan Amendment

# Attachment 1: Site Plan



41 Ossington Avenue

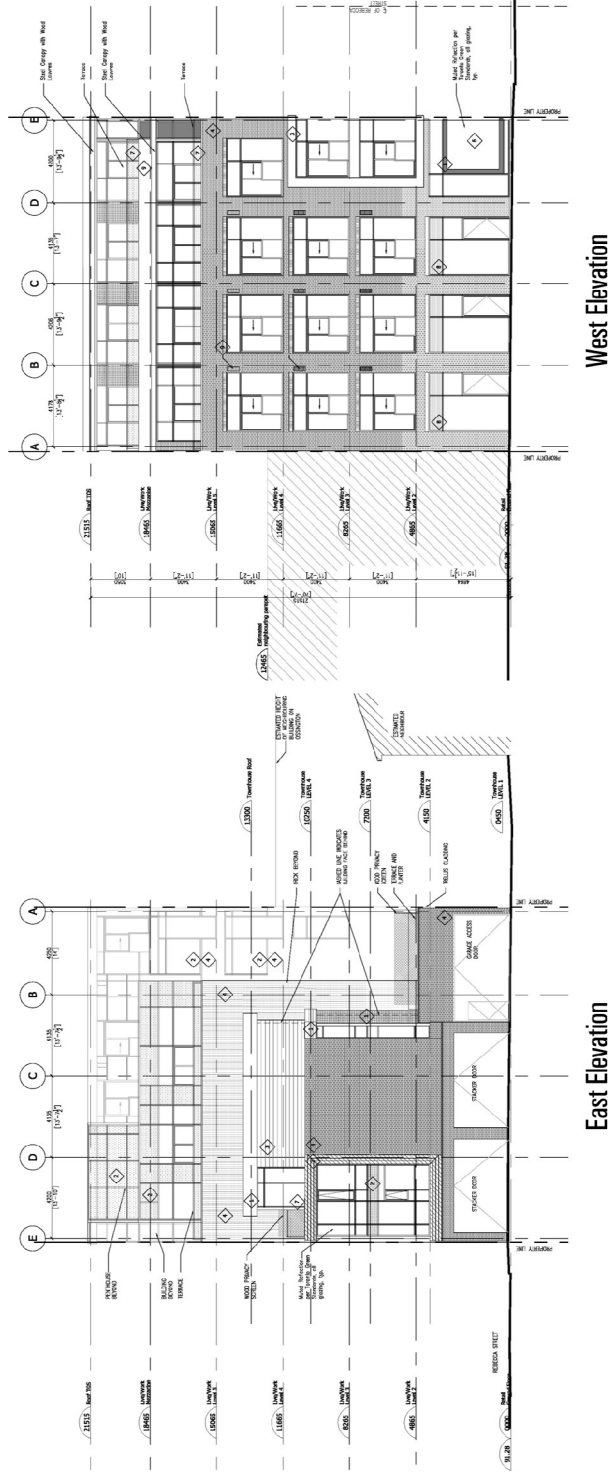
**Site Plan**  
 Applicant's Submitted Drawing

Not to Scale  
 11/30/2011

File # 11\_298053\_0Z



### Attachment 3: East & West Elevation



41 Ossington Avenue

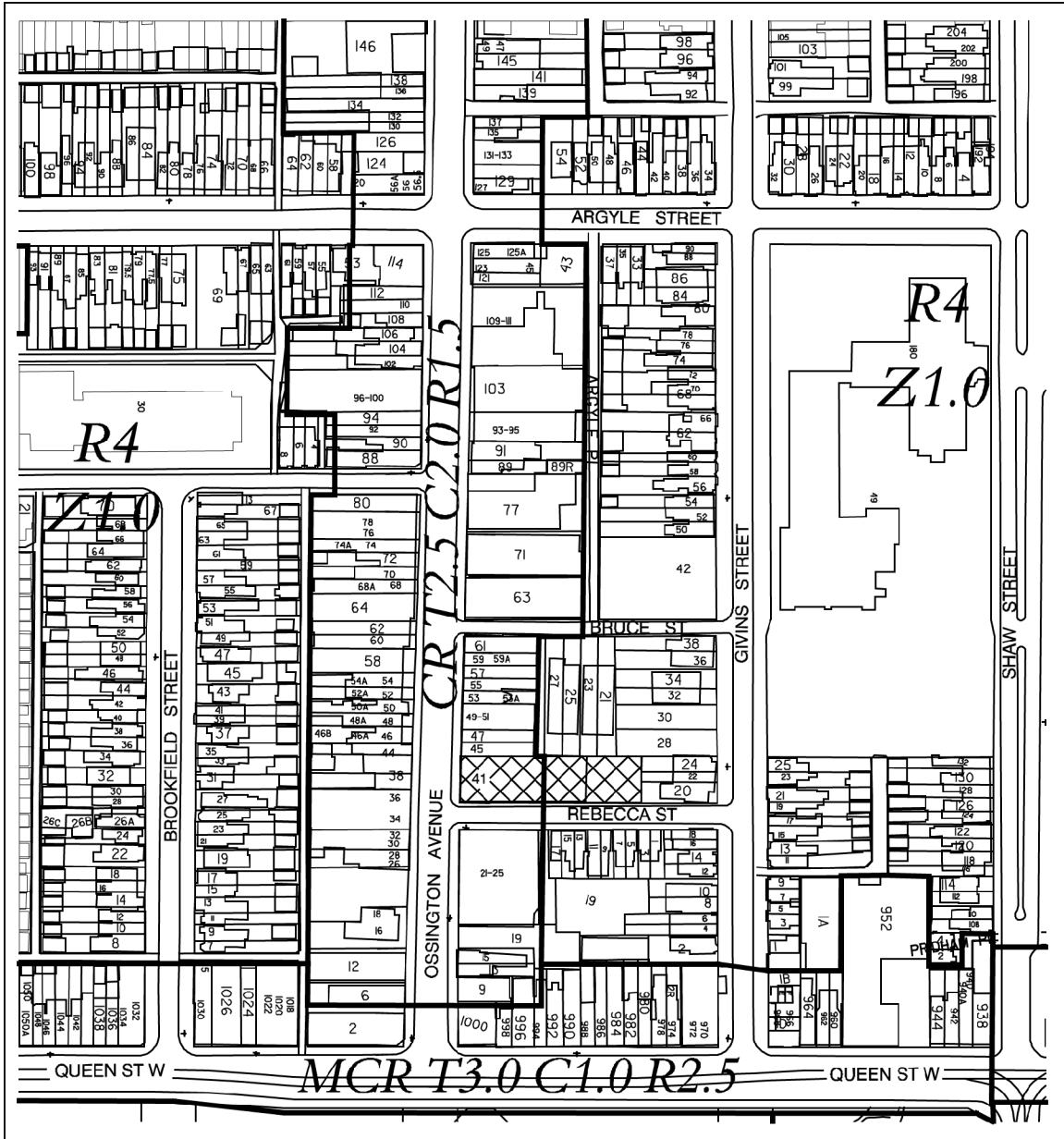
East & West Elevations

Applicant's Submitted Drawing

Not to Scale  
11/30/2011

File # 11\_298053\_02

# Attachment 4: Zoning



41 Ossington Avenue  
File # 11\_298053\_02

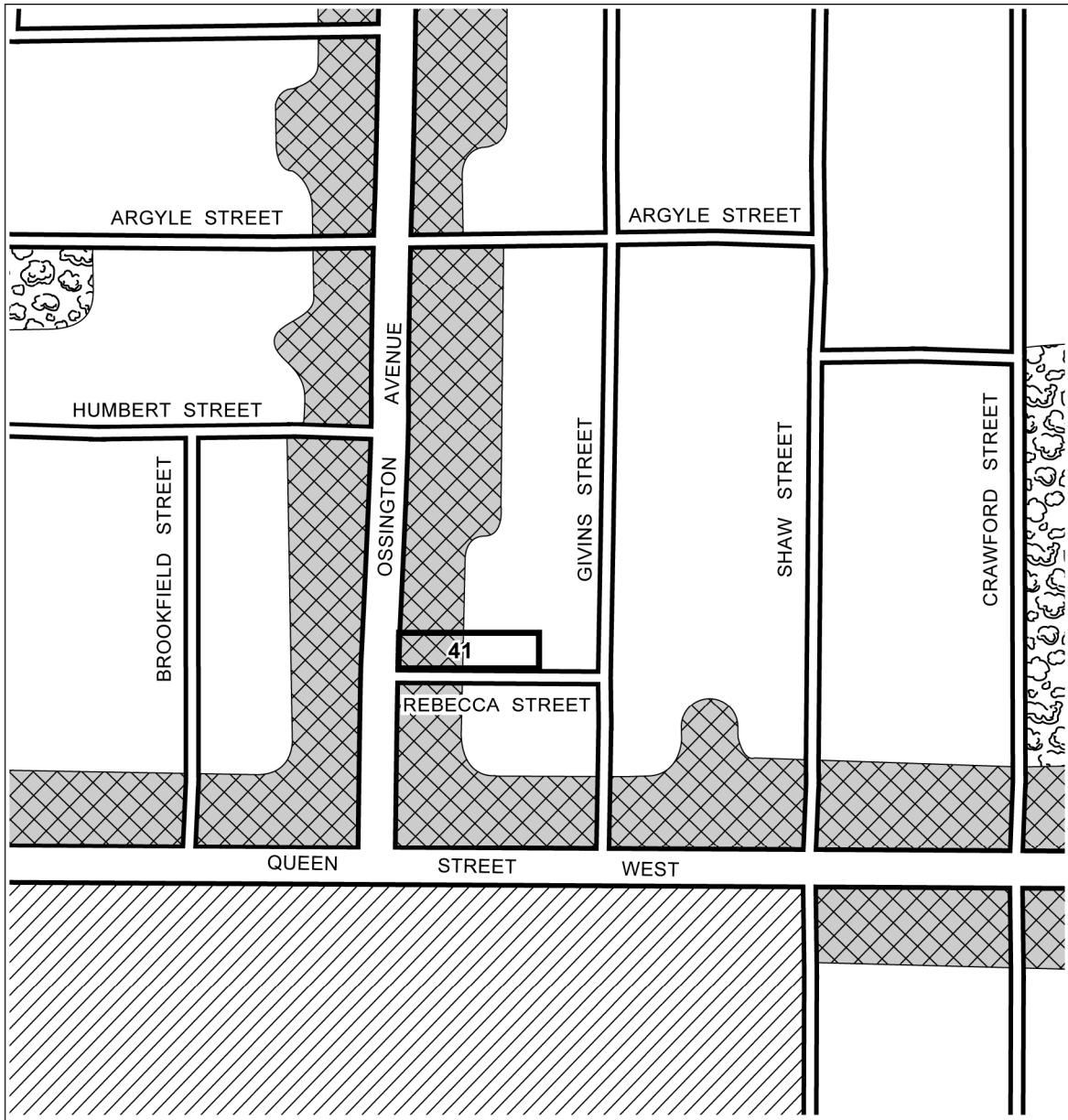
- R4 Residential District
- MCR Mixed-Use District
- CR Mixed-Use District



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 11/30/11



## Attachment 5: Official Plan

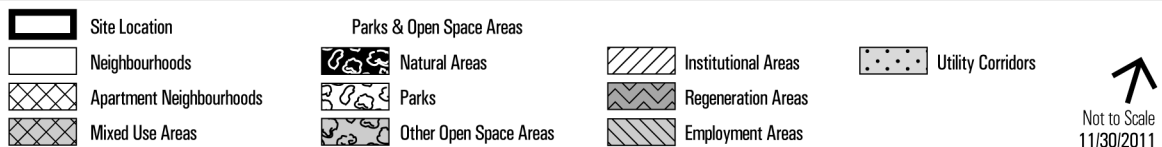


 **TORONTO** City Planning

**41 Ossington Avenue**

**Official Plan**

File # 11\_298053\_02



Not to Scale  
11/30/2011

## Attachment 6: Application Data Sheet

Application Type	OPA/Rezoning	Application Number:	11 298053 STE 19 OZ &10 266103 STE 19 OZ
Details	OPA, Standard	Application Date:	October 24, 2011
Municipal Address:	41 Ossington Ave		
Location Description:	PLAN D203 PT LOT 2 **GRID S1906		
Project Description:	Site Specific Official Plan amendment application and Rezoning application for mixed use building containing commercial at grade. This application originally proposed ground floor retail, fronting Ossington Avenue and nine four-storey townhouse units fronting Rebecca Street. Please see 10 266096 STE for Site Plan Approval Application. Revisions -The unit count has increased to 28 (23 apartments suites and 5 townhouses), with 21 parking spaces, 16 spaces accommodated in 2 parking stackers located in the middle and east portion of the townhouses.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Armstrong Hunter & Associates		Raw Design	Jolage Limited

### Planning Controls

Official Plan Designation:	Neighbourhoods/MUA	Site Specific Provision:
Zoning:	R4 Z1.0 CR T2.5 C2.0 R1.5	Historical Status:
Height Limit (m):	14, 10	Site Plan Control Area: Y

### Project Information

Site Area (sq. m):	1098	Height:	Storeys:	6
Frontage (m):	17.13		Metres:	21.5
Depth (m):	64.56			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	3093.8		Parking Spaces:	21
Total Non-Residential GFA (sq. m):	242.2		Loading Docks	0
Total GFA (sq. m):	3,336			
Lot Coverage Ratio (%):	0			
Floor Space Index:	3.0			

### Dwelling Units

### Floor Area Breakdown (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	3093.8	0
Bachelor:	0	Retail GFA (sq. m):	242.2	0
1 Bedroom:	15	Office GFA (sq. m):	0	0
2 Bedroom:	8	Industrial GFA (sq. m):	0	0
3 + Bedroom:	5	<i>Institutional/Other GFA (sq. m):</i>	0	0
Total Units:	28			

<b>Contact:</b>	<b>Planner Name:</b>	<b>Francis Kwashie, Planner</b>
	<b>Telephone:</b>	<b>416-392-1306</b>

**Attachment 7: Draft Official Plan Amendment**

Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 2011

Enacted by Council: ~, 2011

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2011**

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2011, as  
41 Ossington Avenue**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps attached hereto as Schedule 'A' are hereby adopted as Official Plan Amendment No. 180 to the Official Plan of the City of Toronto.

ENACTED AND PASSED this ~ day of ~, A.D. ~-20~

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**SCHEDULE 'A'**  
**AMENDMENT NO. 180 TO THE OFFICIAL PLAN**  
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2011 AS**  
**41 OSSINGTON AVENUE**

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The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 380 for lands known municipally in 2011 as 41 Ossington Avenue, as follows:

380. Part of 41 Ossington Avenue

Residential parking is permitted on the lands for those residential units located on the abutting *Mixed Use Area* lands.

2. Map 29, Site and Area Specific Policies, is amended to show the eastern part of the lands known municipally in 2011 as 41 Ossington Avenue as applicable to Site and Area Specific Policy No. 380.

