

**2779, 2781 Yonge Street and 15-17, 19-21 Strathgowan Avenue
Zoning By-law Amendment and Rental Housing
Demolition Applications - Preliminary Report**

Date:	April 24, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	13 123068 NNY 25 OZ 13 134038 NNY 25 RH

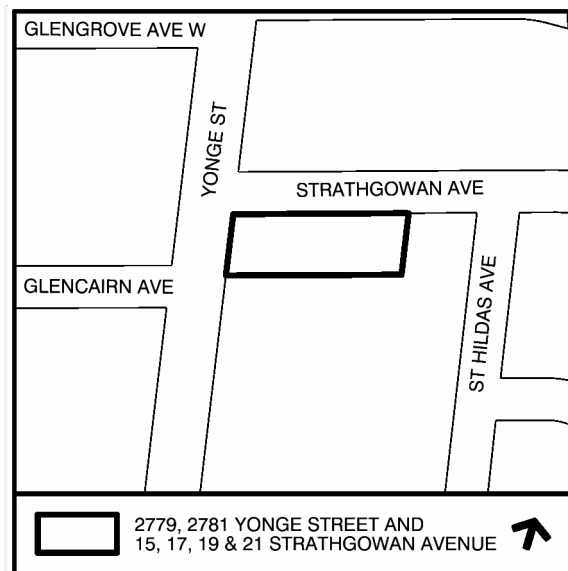
SUMMARY

The rezoning and rental housing demolition proposal is to demolish the existing commercial building and 3 rental residential buildings and replace them with an 11 storey 33.5 m high (including mezzanine level) residential building with 130 residential units (102 condominium units and 28 rental replacement units) with a density of 4.69 FSI.

A Rental Housing Demolition and Conversion application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been made and will be reviewed concurrently with the Zoning By-law application.

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

The report recommends that a community consultation meeting be scheduled together with the Ward Councillor once the



applicant has submitted further information respecting the rental matters. A Final Report and a Public Meeting under the Planning Act will be scheduled following community and tenant consultations, the submission of additional materials and the resolution of outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2779, 2781 Yonge Street and 15-17, 19-21 Strathgowan Avenue together with the Ward Councillor, once the applicant has submitted further information respecting the existing and proposed rental units and information respecting existing tenants.
2. Notice for the community consultation meeting be given to landowners and residents, including tenants, 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.

DECISION HISTORY

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The rezoning and rental housing demolition application is to demolish the existing buildings and redevelop the lands with an 11 storey 33.5 metres high (including mezzanine level) residential building with ground floor commercial uses and 130 residential units (102 condominium units and 28 rental replacement units). The condominium units are comprised of 89 apartment units and 13 townhouse units. The proposed gross floor area is 12,025 m² resulting in a proposed density of 4.69 FSI.

The ground floor along Yonge Street includes retail space and along the eastern part of the building are townhouse units. A mezzanine level includes retail space and the second floor of the townhouse units. The 28 rental replacement units are located on what the plans indicate is the 2nd floor, above the mezzanine level, and floors 3 to 10 contain the condominium units. The condominium entrance and lobby is located along Strathgowan Avenue and the entrance for the rental units is accessed from a walkway on the south side of the building from Yonge Street.

The applicant indicates that the proposed building consists of 2 primary elements: the lower 6 floors curve inward as they rise. Above this is the 7th floor which is set back from the floors below and above it. The upper element comprises a 3 storey box structure which cantilevers over the 7th floor. Included in the building is 260 m² of indoor amenity space provided in a two storey space located on the ground floor and mezzanine floor. On the south side of the building adjacent to the indoor amenity space is an outdoor amenity area.

Vehicular access is proposed off of Strathgowan Avenue with 110 parking spaces located in two levels of underground parking. 100 bicycle parking spaces are also provided. A separate loading area is also accessed from Strathgowan Avenue.

Site and Surrounding Area

The 0.26 hectare site is located on Yonge Street between Lawrence Avenue and Eglinton Avenue, at the corner of Strathgowan Avenue. The site has a frontage of 29 metres on Yonge Street and a depth of 87 metres and is comprised of 4 properties:

- 2781 Yonge Street contains a 2 storey commercial building occupied by a furniture store.
- 2779 Yonge Street contains a 4 storey apartment building with either 16 or 24 rental units. The Housing Issues Report identifies 16 rental units that include 10 one-bedroom units and 6 two-bedroom units. However, the Planning report indicates there are 24 rental units in the building. The planning consultant has recently advised staff that the information in the planning report is incorrect and that the Housing Issues Report information is accurate. The building was built in the 1930's. The property includes a surface parking lot and an above grade garage with 6 parking spaces.
- 15-17 Strathgowan Avenue contains a 2 storey residential building with 6 rental units including 2 one-bedroom units and 4 two-bedroom units, and an attached garage.
- 19-21 Strathgowan Avenue contains a 2 storey residential building with 6 rental units including 2 one-bedroom units and 4 two-bedroom units, and an attached garage.

The housing study indicates that the existing 28 rental units are comprised of 14 one-

bedroom units and 14 two-bedroom units, of which 3 units are currently vacant.

Land uses surrounding the site are as follows:

North: At the corner of Yonge Street on the north side of Strathgowan Avenue is a garden centre. East of the garden centre are 2 storey semi-detached houses. Further north on Yonge Street is a Toronto Hydro sub-station.

South: 3 and 4 storey rental apartment buildings. Further south along Yonge Street is a 7 storey residential building.

East: Residential neighbourhood comprised of detached houses.

West: On the west side of Yonge Street is a 3 storey residential building, 1 storey commercial building and car rental agency. Further south on Yonge Street are 6 and 7 storey residential 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.

Housing policies in the PPS require planning authorities to provide for an appropriate range of housing types and densities to meet the requirements of current and future residents, and the provision of housing in locations with appropriate levels of infrastructure and services.

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 Mixed Use Areas in the Official Plan which permits residential uses and a broad range of commercial uses including retail uses. The site is also identified as an Avenue on the Urban Structure Map 2. Avenues are considered growth areas in the Official Plan (Policy 2.2.2). The Plan indicates that Avenues are important

corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities. Policy 2.2.3 states that reurbanizing Avenues will be achieved through the preparation of Avenue Studies. Policy 2.2.3 3. indicates that development in Mixed Use Areas on Avenues, prior to an Avenue Study, will address the Mixed Use Areas policies as well as examine the larger context and implications for the segment of the Avenue in which the proposed development is located. The review will:

- i) Include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity;
- ii) Consider whether incremental development of the Avenue segment would adversely impact any adjacent Neighbourhoods or Apartment Neighbourhoods; and
- iii) Consider whether the proposed development is supportable by available infrastructure.

The policy also indicates that development in Mixed Use Areas on an Avenue will amongst other matters:

- support and promote the use of transit;
- contribute to the creation of a range of housing options;
- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- be served by adequate parks, community services, water and sewers, and transportation facilities.

Policies in Section 4.5 of the Official Plan indicate that 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. Mixed Use Areas are considered growth areas which will provide much of the anticipated increase in the City's new housing and employment. Development criteria in Mixed Use Areas include:

- create a balance of commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale;
- limit shadow impacts on adjacent areas designated Neighbourhoods;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians.

Section 3.1.2 of the Plan includes built form policies addressing the location of new development, the massing of new buildings to limit their impact on streets, open spaces and properties, the relation of new buildings to streets and sidewalks, and the location and organization of vehicle parking, access and servicing. New multi-unit residential development is also to include indoor and outdoor amenity space for residents. The Official Plan also includes policies on tall buildings (Section 3.1.3) addressing their form and relationship to the public realm and neighbouring properties to ensure that they fit within their context and limit local impacts.

In 2010, City Council adopted the Avenues and Mid-Rise Buildings Study, which provides guidelines for the design and development of mid-rise buildings along portions of the City's Avenues, including the subject site.

Housing

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.6 indicates that new development that would result in the loss of six or more rental housing units will not be approved unless:

- a) all of the rental housing units have rents that exceed mid-range rents at the time of application, or
- b) the following are secured:
 - i) at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those in effect at the time the redevelopment application is made;
 - ii) for a period of at least 10 years, rents for replacement units will be the rent at first occupancy increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
 - iii) an acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement units at similar rents, the provision of alternative accommodation at similar rents, and other assistance to lessen hardship, or
- c) in Council's opinion, the supply and availability of rental housing in the City has returned to a healthy state and is able to meet the housing requirements of current and future residents.

The site is also subject to Official Plan Area Specific Policy 176 which applies to lands along Yonge Street between Briar Hill Avenue and Donwoods Drive. Policy 176 states:

The lands are not intended as a retail commercial strip but will be regarded as predominantly residential areas, within which a limited range and amount of locally oriented retail uses of a convenience nature, commercial uses and institutional uses will be permitted.

Zoning

The site is zoned Mixed Use District MCR T3.0 C0.5 R3.0 under Toronto Zoning By-law 438-86. The MCR zoning permits a wide range of commercial and residential uses including apartment buildings, with a maximum density of 3.0 FSI., and the zoning has a maximum height limit of 18.0 metres.

Site Plan Control

A site plan control application has not been submitted.

Rental Housing Demolition and Conversion By-law

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals involving six or more rental housing units or where there is a related application for a Zoning By-law amendment require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* is required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*. The By-law provides for the co-ordination of all the approval authorities needed for the demolition of the rental housing.

When there is an application for rezoning as well as an application under Chapter 667 for rental demolition or conversion, typically City Council considers both applications at the same time after receiving a joint report on both from Planning. Unlike Planning Act applications, decisions made by the City under Chapter 667 are not appealable to the OMB.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition and replacement of 28 rental units. Planning staff will be convening a consultation meeting specifically for the affected tenants.

Tree Preservation

The application is subject to the City of Toronto Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

Reasons for the Application

An amendment to the Zoning By-law is required as the proposal does not comply with the development regulations of the MCR zone and to permit an increase in the height and gross floor area. In addition, a permit is required under the City's Municipal Code to demolish the existing rental residential buildings.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

Planning and Urban Design Rationale
Housing Issues Report
Avenue Segment Study
Functional Servicing and Storm Water Management Report
Community Services and Facilities Study
Arborist Report and Tree Preservation Plan
Traffic Impact and Parking Study
Toronto Green Standard Checklist
Shadow Study

A Notification of Incomplete Application issued on March 27, 2013 identifies the outstanding material required to be submitted for a complete application including the following:

- Number of existing rental housing units to be demolished and replaced.
- Additional information (amenities, common facilities, fees, parking, storage, lockers, laundry facilities, patios/terraces) for the existing rental units.

- Additional information on the proposed rental replacement units and plan including a comparison of the existing and proposed rental units.
- Rent rolls for the existing rental units that include the names and addresses of current tenants.

Issues to be Resolved

The proposed 11 storey 33.5 m high residential building with ground floor retail uses exceeds the building heights along this section of Yonge Street characterized with building heights ranging from 2 to 7 storeys. The proposal includes demolition of the existing rental residential buildings and the provision of rental replacement units in the new building. The site abuts a neighbourhood of low rise residential dwellings.

On a preliminary basis, the following issues have been identified:

- The appropriateness of the proposed density, built form, massing, building heights and design.
- Confirmation on the number and details of the existing and proposed rental residential units.
- Rental housing protection, replacement, and proposed residential unit sizes and types.
- Entrance for the proposed rental units.
- Fit of the proposal with the City's guidelines addressing mid-rise buildings.
- Transition of building height and massing to the adjacent residential area.
- Shadow impacts on adjacent streets and properties.
- Building setbacks from the adjacent properties.
- The elevation drawings appear to show parts of the building extending beyond the property line on Yonge Street.
- Traffic impacts and parking assessment.
- Adequacy of the proposed indoor and outdoor amenity space.
- Assessment of the Avenue Segment Study.
- The assessment of community services and facilities in the area and the facilities needed to support the proposed development.
- Assessment of site servicing, including stormwater management.
- Appropriate Section 37 community benefits.
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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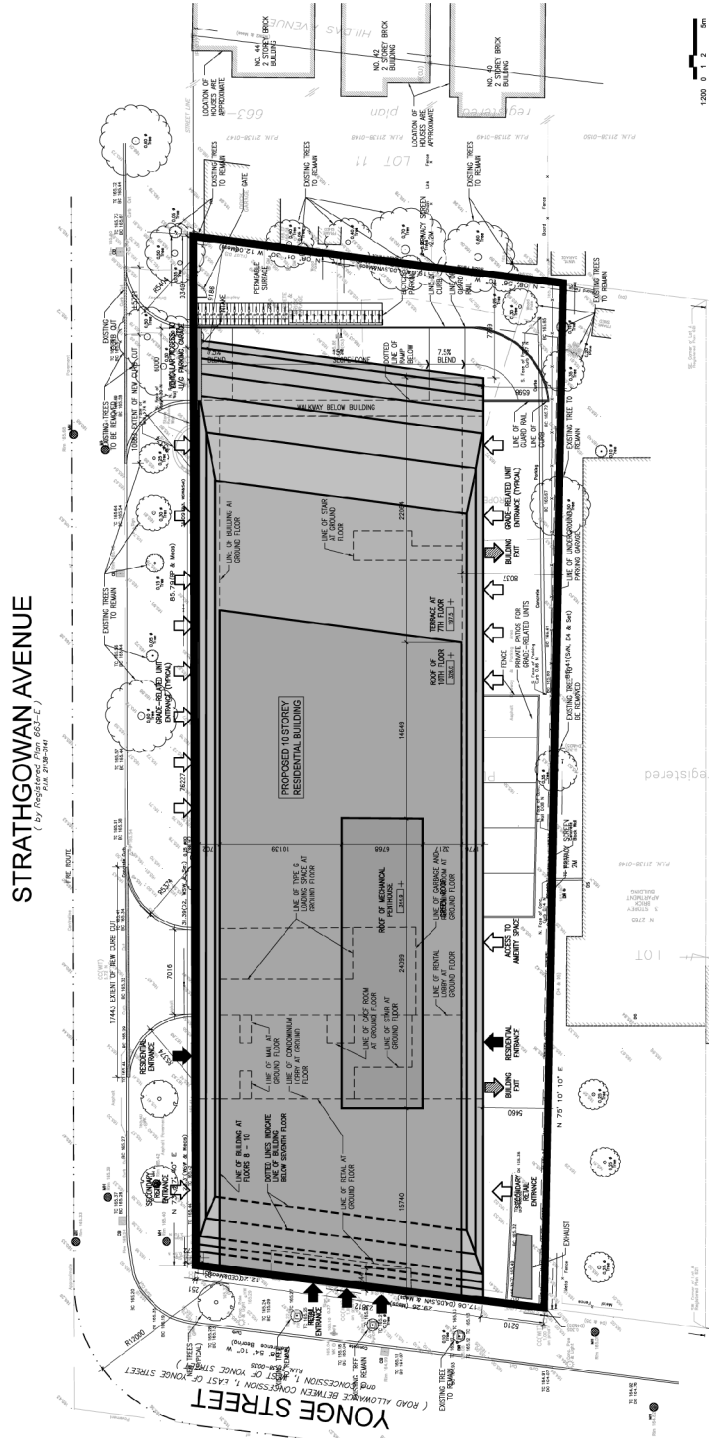
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



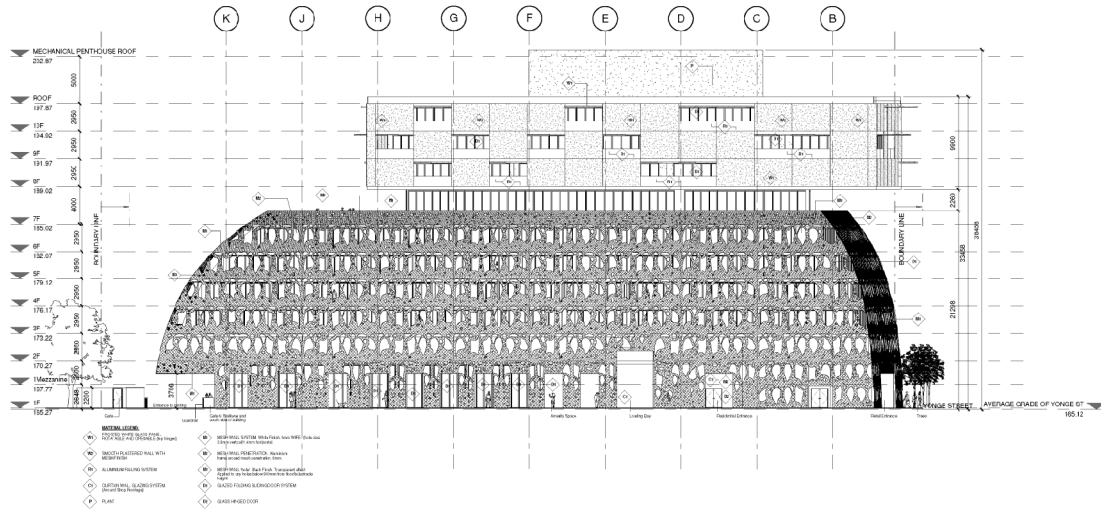
2779, 2781 Yonge Street & 15, 17, 19 & 21 Strathgowan Avenue

Site Plan
Applicant's Submitted Drawing

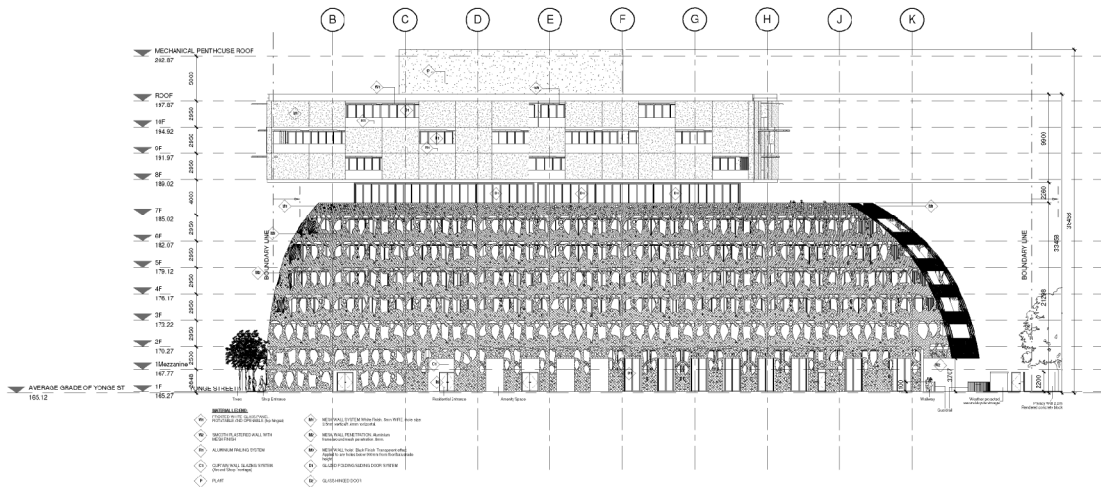
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Attachment 2: Elevations



NORTH ELEVATION



SOUTH ELEVATION

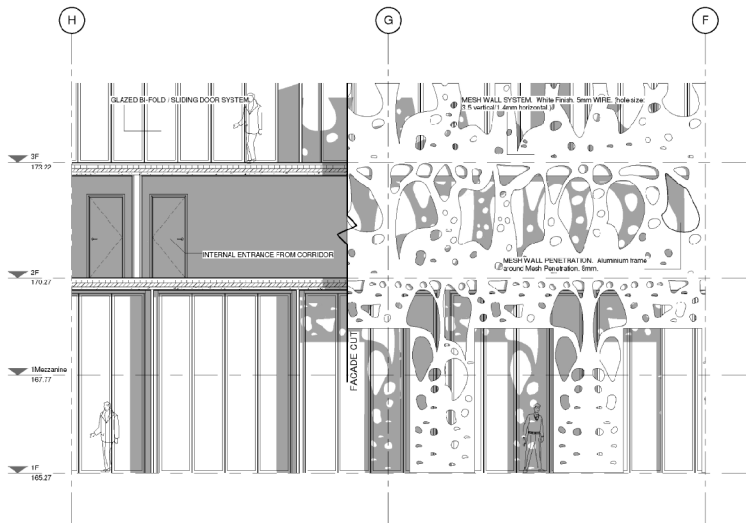
Elevations

2779, 2781 Yonge Street & 15, 17, 19 & 21 Strathgowan Avenue

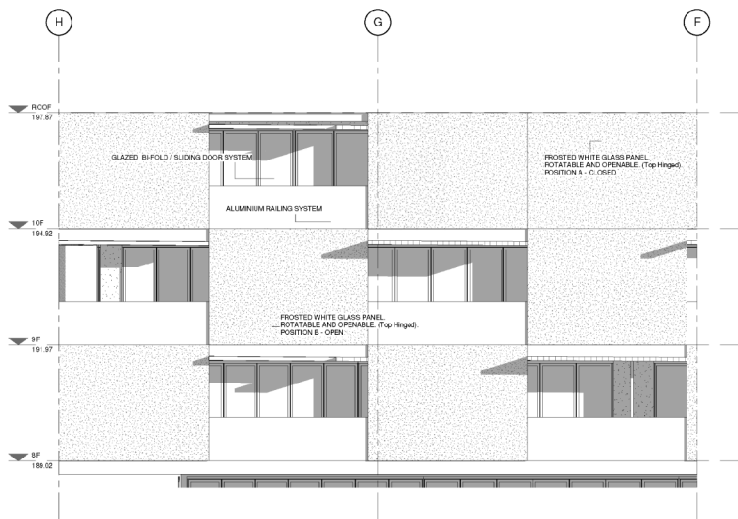
Applicant's Submitted Drawing

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File # 13 123068 NNY 25 02



ELEVATION DETAIL 1



ELEVATION DETAIL 2

Elevations

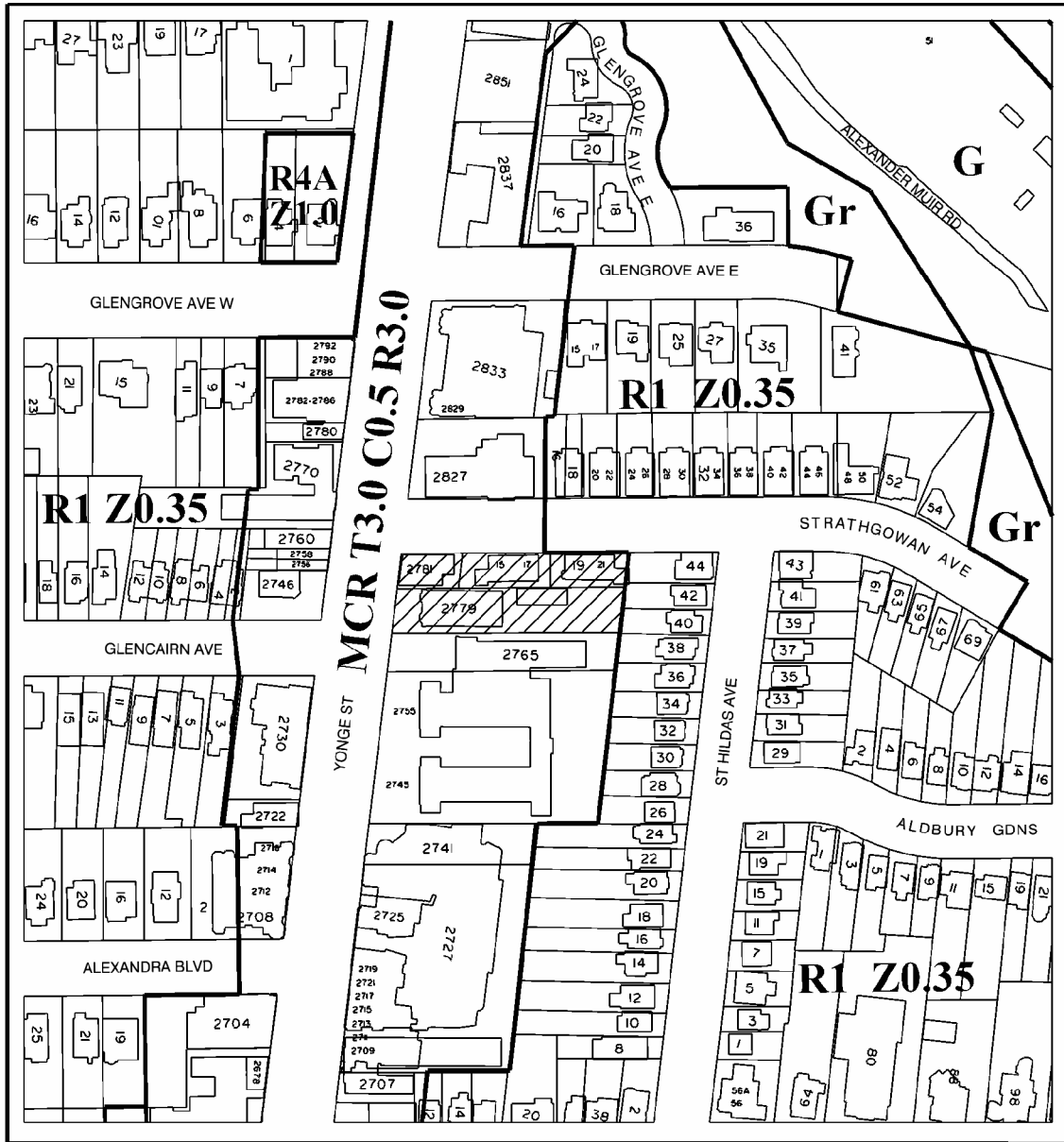
2779, 2781 Yonge Street & 15, 17, 19 & 21 Strathgowan Avenue

Applicant's Submitted Drawing

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File # 13 123068 NNY 25 02

Attachment 3: Zoning



2779, 2781 Yonge Street & 15, 17, 19 & 21 Strathgowan Avenue

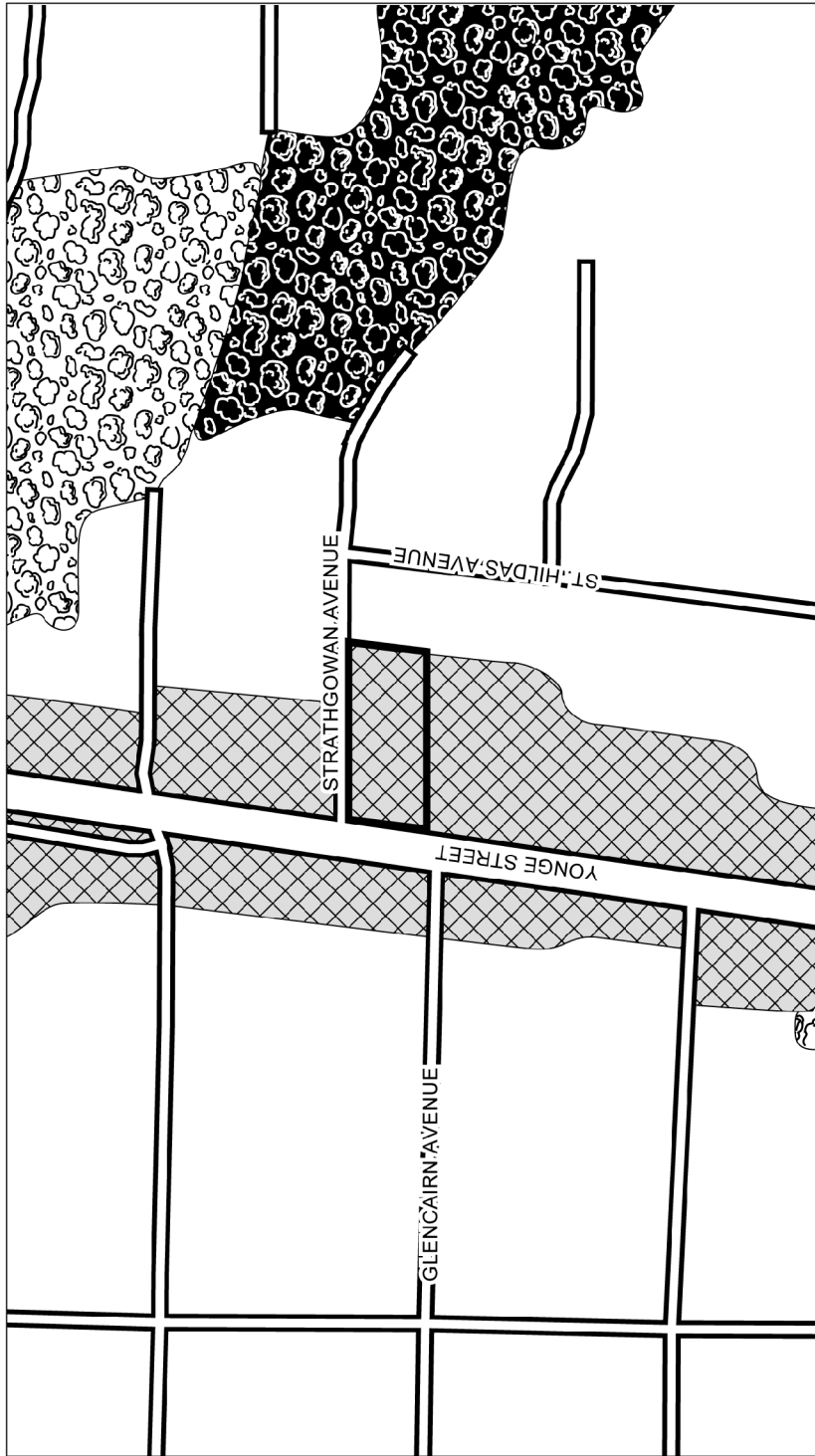
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- R1 Residential District
- MCR Mixed-Use District
- G Parks District
- Gr Parks District



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Zoning By-law 438-86
Extracted 03/04/2013

Attachment 4: Official Plan



Toronto City Planning
Official Plan

2779, 2781 Yonge Street & 15, 17, 19 & 21 Strathgowan Avenue

File # 13 123068 NMY 25 0Z

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Natural Areas
-  Parks

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ATTACHMENT 5: APPLICATION DATA SHEET

Application Type	Rezoning, Rental Housing Demolition	Application Number:	13 123068 NNY 25 OZ 13 134038 NNY 25 RH
Details	Rezoning, Standard	Application Date:	February 21, 2013

Municipal Address: 2779, 2781 Yonge Street and 15-17 and 19-21 Strathgowan Avenue

Location Description: PLAN 621 PT BLK A **GRID N2507

Project Description: Demolish the existing commercial building and 3 rental residential buildings and replace them with a new building, 11 storeys (including mezzanine level) with ground floor retail, 130 residential dwelling units (102 condominium units and 28 rental replacement units). Proposal includes 110 parking spaces in 2 levels of underground parking.

Applicant:	Agent:	Architect:	Owner:
GOWLING LAFLEUR HENDERSON LLP		ALL Design Quadrangle Architects	1655584 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR	Historical Status:
Height Limit (m):	18.0	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2563.7	Height:	Storeys:	11 including mezzanine level
Frontage (m):	29.26		Metres:	33.46
Depth (m):	87.62			
Total Ground Floor Area (sq. m):	1799			Total
Total Residential GFA (sq. m):	11515		Parking Spaces:	110
Total Non-Residential GFA (sq. m):	510		Loading Docks	1
Total GFA (sq. m):	12025			
Lot Coverage Ratio (%):	70.17			
Floor Space Index:	4.69			

DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	80
2 Bedroom:	50
3 + Bedroom:	0
Total Units:	130

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	11515	0
Retail GFA (sq. m):	510	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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