

**383 Sorauren Ave - Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	December 19, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 14 – Parkdale-High Park
<b>Reference Number:</b>	12 264111 STE 14 OZ

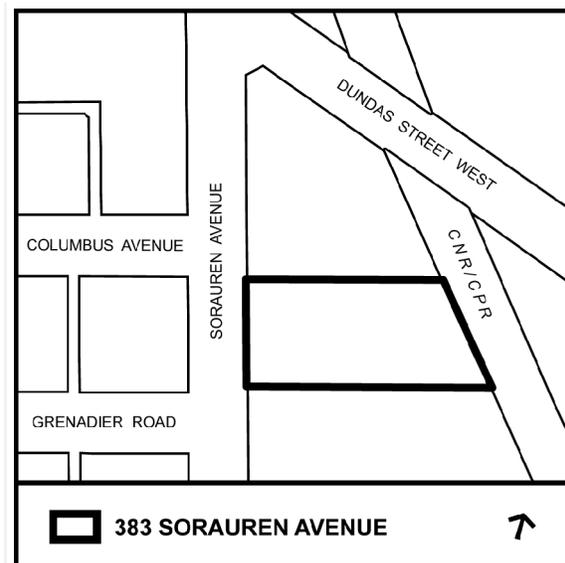
**SUMMARY**

This application proposes the development of an eleven-storey mixed-use building with 160 residential units and one commercial unit at 383 Sorauren Ave.

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

Since the subject property is designated *Employment Areas* in the Official Plan and is currently being reviewed as part of the Five Year Official Plan Review and Municipal Comprehensive Review, this rezoning application will be reviewed within the context of these reviews.

The proposed development is not considered an employment land conversion because area-specific policy No. 154 of the Official Plan, which permits residential uses, applies to the subject property. As such, this report has been prepared for Toronto and East York Community Council instead of Planning and Growth Management Committee.



Staff recommend that a Community Consultation Meeting be held in the first quarter of 2013. Staff anticipate submitting a final report on the application to Community Council in mid 2013. These target dates assume that applicant will provide all required information in a timely manner.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 383 Sorauren Avenue 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.

## **DECISION HISTORY**

There are no previous planning applications or decisions for the subject property.

## **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements on July 12, 2012.

A pre-application community consultation meeting was held by Councillor Gord Perks on September 10, 2012. Local residents expressed concerns regarding the height, density and massing of the proposed building, increased traffic on Sorauren Avenue, increased on-street parking demands in the vicinity, and overlook on to existing residential properties. In response to a concern that the brick façade that frames the front of the building is too heavy and overstates the building height, the building design has been revised by removing the brick framing above the eighth floor.

## **ISSUE BACKGROUND**

### **Proposal**

The proposed development consists of an eleven-storey mixed-use building with one small commercial unit on the ground floor and a total of 160 residential units, including five townhouse units integrated in the first two floors of the building. Four of the townhouse units face Sorauren Avenue and one faces south. The proposed breakdown of residential units is one bachelor unit, 105 one-bedroom units, and 54 two-bedroom units.

The overall building height is proposed to be 34.15 metres, including a mechanical penthouse that is surrounded by two-storey residential units accessed from the tenth floor. The total gross floor area is 12,164 square metres, including 137 square metres for the commercial unit. The overall density is 4.56 times the lot area.

The proposed building provides 63 square metres of interior amenity space and 322 square meters of exterior amenity space. The building will include a green roof with an area of 390 square metres.

The building incorporates a red brick frame intended to provide a contemporary interpretation of an historic warehouse building design. The top three floors will have a glass façade.

A total of 95 parking spaces, 85 spaces for residents and 10 spaces for visitors are proposed in an underground parking garage. No parking is proposed for the commercial unit. A total of 179 bicycle parking spaces are proposed, including 138 spaces for residents and 41 spaces for visitors. One Type G loading space is proposed at the rear of the building. The underground parking and loading area are accessed from a driveway leading from Sorauren Avenue, along the north side of the building, to a ramp and loading area at the rear of the building.

### **Site and Surrounding Area**

The subject site, located on the east side of Sorauren Avenue, approximately 75 metres south of Dundas Street West, has 36.6 metres of frontage on Sorauren Avenue and an average depth of 73 metres. The lot area is 2,665 square metres. The subject property is relatively flat and largely devoid of vegetation, except for a few small trees at the southeast corner of the site.

The subject property is currently occupied by a one-storey industrial building and a large paved area for parking and the outdoor storage of construction equipment. The existing building, which is currently vacant, was previously used by Roofmart, a building supply company.

The site is surrounded by a variety of uses, described as follows:

North: Adjacent to the subject property is a two-storey building with a building supply/rental store and laundromat on the ground floor and artists' studios on the second floor. The side yard adjacent to the subject property is used for the outdoor storage of construction supplies and equipment. Dundas Street West is immediately to the north of the two-storey building. Sorauren Avenue has a significant incline moving north towards Dundas Street West and the intersection of these streets is elevated approximately one storey higher than the subject property. On the north side of Dundas Street West there are automotive uses in one and two-storey buildings. To the northeast, on Sterling Road, there is a two-storey office building used by City of Toronto Social Services and further north

on Sterling Road there is a food manufacturing building complex occupied by Nestle Canada Inc.

East: The Metrolinx-Kitchener rail corridor, which will also be used for the new rail link to Pearson International Airport, runs along the rear of the subject property. On the east side of the rail corridor there are one-storey industrial buildings containing automotive and construction-related uses.

South: Adjacent to the subject property is a live-work building complex, known as the Robert Watson Lofts, composed of two buildings, five storeys and six storeys, with a total of 153 units. Further south is Sorauren Avenue Park, which contains tennis courts and a baseball diamond.

West: On the west side of Sorauren Avenue there is a five-storey residential building surrounded by two and three-storey detached and semi-detached houses. To the northwest, on the south side of Dundas Street West, there is the Columbus Parkette, which contains a wading pool and children's play area.

## **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 subject property is designated *Employment Areas*. This designation typically only permits non-residential uses, however Site and Area Specific Policy No. 154 applies to the subject property and states: "a mix of employment and residential uses are permitted provided that...the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area." This policy provides an atypical permission for residential uses in an *Employment Area*.

The Official Plan Five Year Review and Municipal Comprehensive Review that are currently underway include several draft policy directions regarding Site and Area

Specific Policy No. 154. Currently, this policy applies to fifteen sub-areas in the City. With respect to the subject property, it is proposed that this site no longer be included in the revised site and area specific policy since the property is in the vicinity of Nestlé Canada Inc., a large impactful industry.

On November 29, 2012, Council directed City Planning staff to consult with the public and key stakeholders regarding the draft Official Plan employment policies and draft policy directions outlined in a staff report presented to Planning and Growth Management Committee on November 8, 2012. Consultation is anticipated to commence in early 2013.

In addition to the proposed removal of the subject property from Policy No. 154, the following changes are proposed to the text of Policy No. 154 that will further clarify what uses are permitted, while still permitting residential uses:

- " a) Employment, places of worship and residential uses are permitted within single use or mixed use buildings provided that:
  - i. If the property is designated *Employment Areas*, any building containing residential units will provide for a satisfactory living environment compatible with any employment uses in the building and adjacent area;
  - ii. the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area; and
  - iii. residential uses are located a minimum of 30 metres from the nearest rail corridor."

## **Zoning**

The subject property is zoned *Industrial (II D2)* with a maximum density of 2.0 times the lot area and a maximum height of 14 metres. This zone permits a wide range of industrial workshops and studios, as well as limited range of retail and service uses. Residential uses are not permitted.

## **Site Plan Control**

The proposed development will require an application for Site Plan Control, which has not yet been submitted.

## **Tree Preservation**

There are no trees on the subject property that are protected by the Private Tree Bylaw.

## **Reasons for the Application**

The rezoning application is required to allow residential uses and additional commercial uses on the subject site, as well as to permit the proposed increase in density from 2.0 to 4.56 and the proposed increase in height from 14 metres to 34.15 metres.

The rezoning seeks to reduce the minimum parking requirement from 158 spaces to 95 spaces. The proposed interior amenity space would require a reduction of the minimum requirement from 2.0 square metres per residential unit to 0.39 square metres per unit.

Further review of the proposal may identify other issues of zoning non-conformity.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale, including a Community Services and Facilities Inventory
- Transportation Impact Study
- Noise and Vibration Feasibility Study
- Air Quality Assessment
- Functional Servicing Report and Stormwater Management Report
- Arborist Report
- Sun/Shadow Study

A Notification of Complete Application was issued on November 13, 2012.

### **Issues to be Resolved**

The following issues and concerns have been identified by City Planning:

1. Height and density of proposed building.
2. Massing and design of proposed building.
3. Conformity with the character of neighbourhood.
4. Transition to existing low-rise residential buildings.
5. Shadow impact on existing residential properties.
6. Compatibility of proposed residential uses with the employment uses in the area.
7. Proximity to existing industrial uses and the air quality impact they will have on the proposed development.
8. Proximity to rail corridor and the impact of noise, vibration and emissions from the railway on the proposed development.
9. Size and type of commercial unit.

The Municipal Comprehensive Review for the Official Plan has identified Area-Specific Policy No. 154, which currently includes the subject property, as a policy under review with proposed revisions that would remove the subject property from this policy, thereby removing the permission for residential uses. If the draft policy were to be revised to keep the subject property in Policy No. 154, the proposed development would be required to "provide for a satisfactory living environment compatible with any employment uses in the building and adjacent area." The applicant will need to demonstrate that surrounding employment uses, particularly the Nestle Canada Inc. site located to the

northeast on Sterling Road, will not have a significant impact on the proposed residential uses in terms of noise and air quality. Peer reviews of the noise and air quality studies will be required.

The TGS 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.

### **Section 37 of the Planning Act**

The proposed development will be subject to a financial contribution for community benefits under Section 37 of the Planning Act. The amount required will be determined once it is decided what height and density is deemed appropriate.

### **CONTACT**

Thomas Rees, Planner  
Tel. No. 416-392-0758  
Fax No. 416-392-1330  
E-mail: trees2@toronto.ca

### **SIGNATURE**

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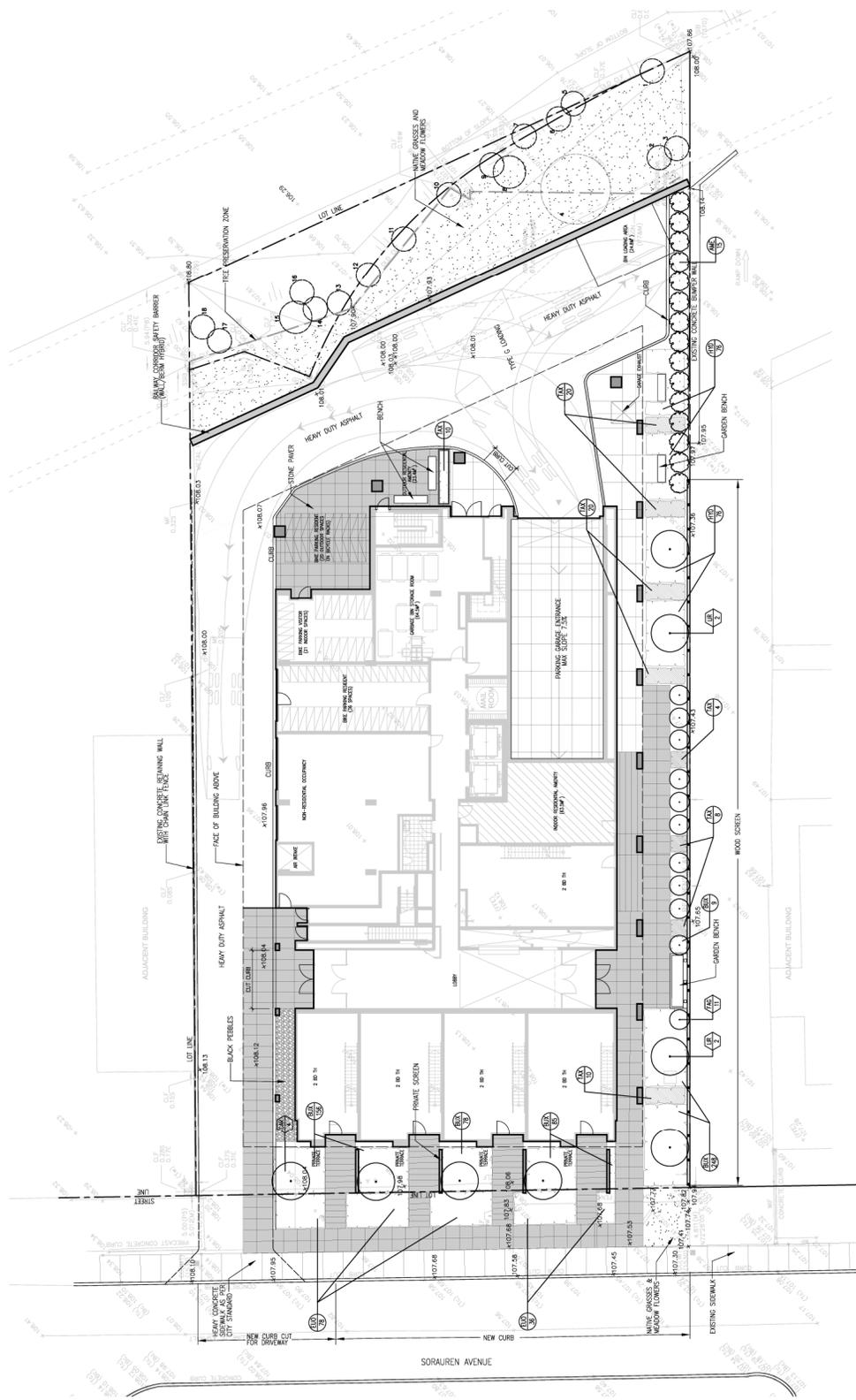
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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### **ATTACHMENTS**

Attachment 1: Site and Landscape Plan  
Attachment 2: Rendering  
Attachments 3a-d: Elevations  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet

# Attachment 1: Site and Landscape Plan



383 Sorauren Avenue

File # 12 264111 0Z

Site Plan

Applicant's Submitted Drawing

Not to Scale  
11/27/2012

## Attachment 2: Rendering



**Rendering**

Applicant's Submitted Drawing

Not to Scale  
11/27/2012

**383 Sorrauren Avenue**

File # 12 264111 0Z

# Attachment 3a: North Elevation



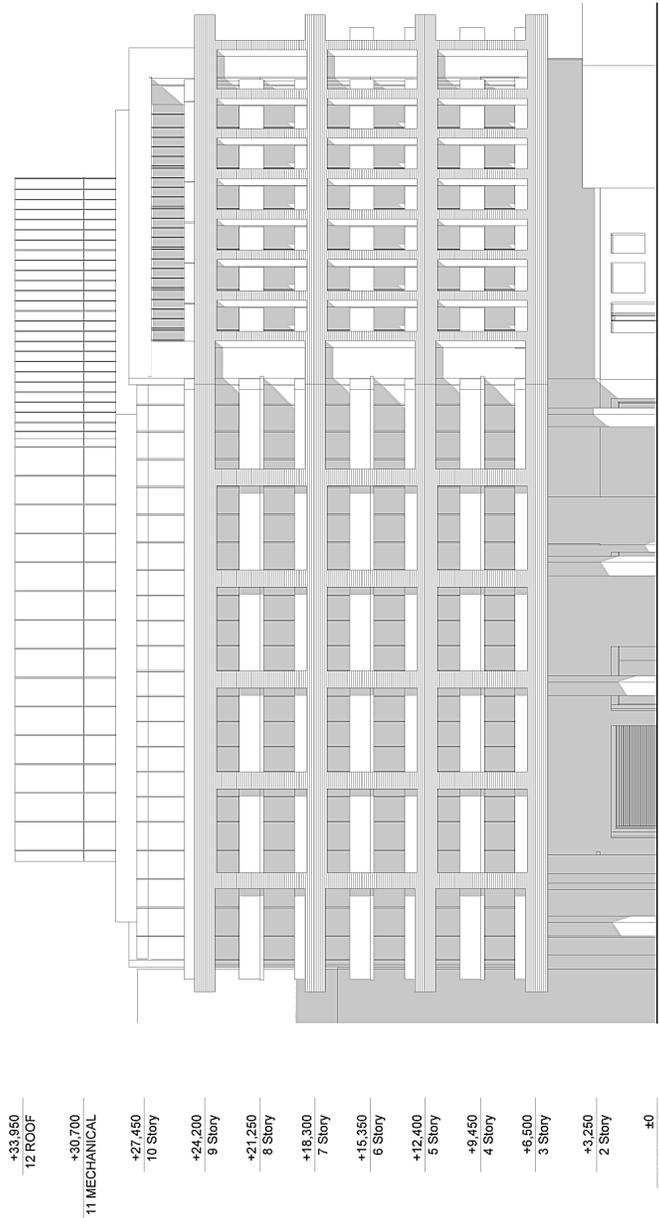
North Elevation

383 Sorauren Avenue

File # 12 264111 0Z

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/27/2012

# Attachment 3b: East Elevation



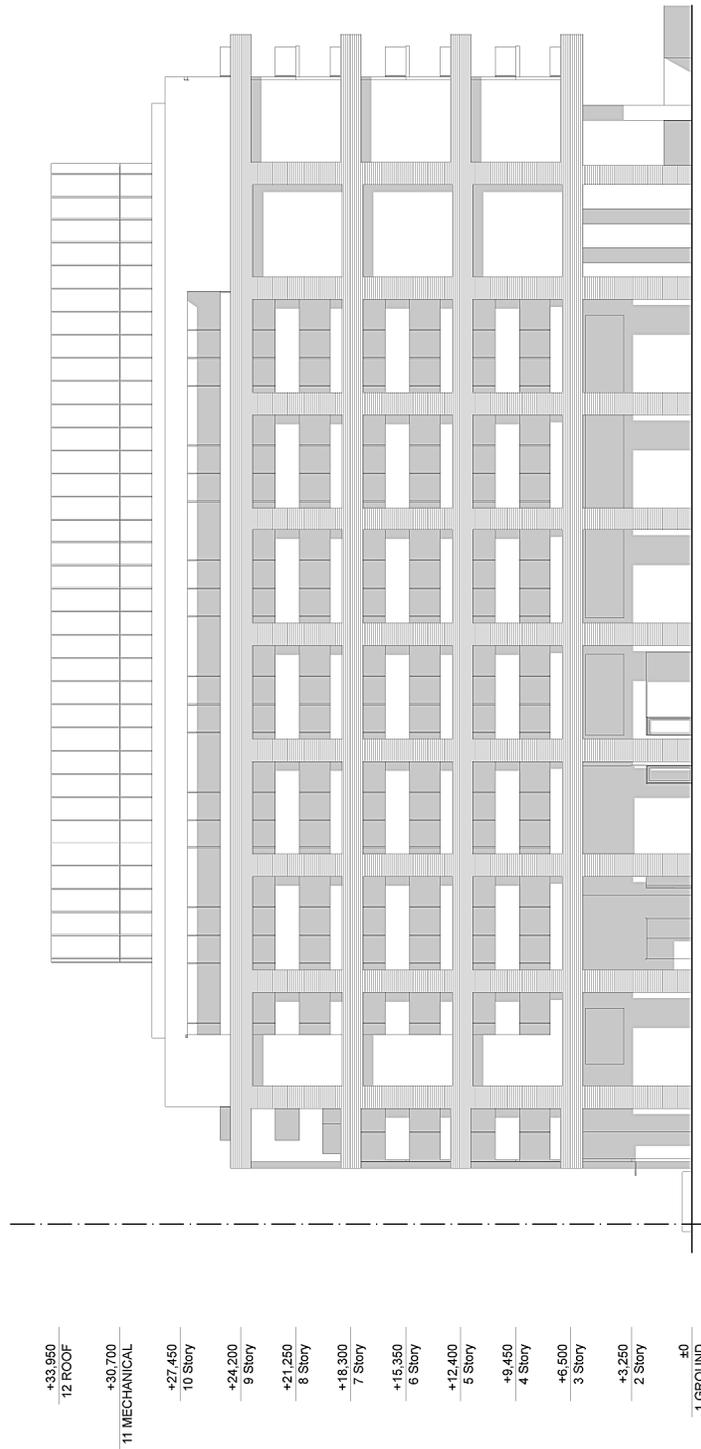
East Elevation

383 Sorauren Avenue

File # 12 264111 OZ

**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
11/27/2012

# Attachment 3c: South Elevation



South Elevation

383 Sorauren Avenue

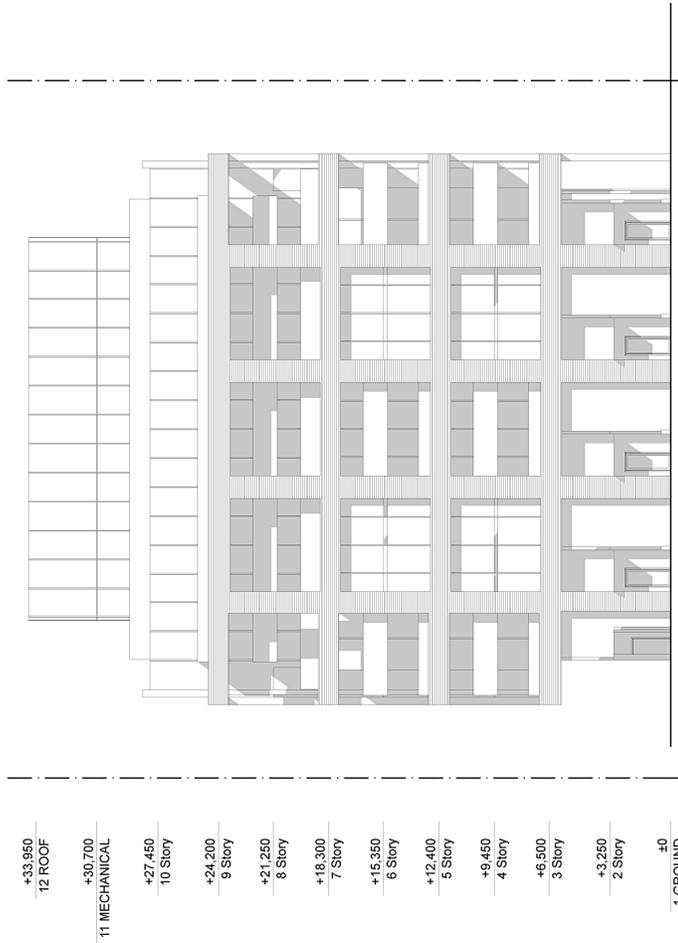
Elevations

Applicant's Submitted Drawing

Not to Scale  
11/27/2012

File # 12 264111 OZ

**Attachment 3d: West Elevation**



West Elevation

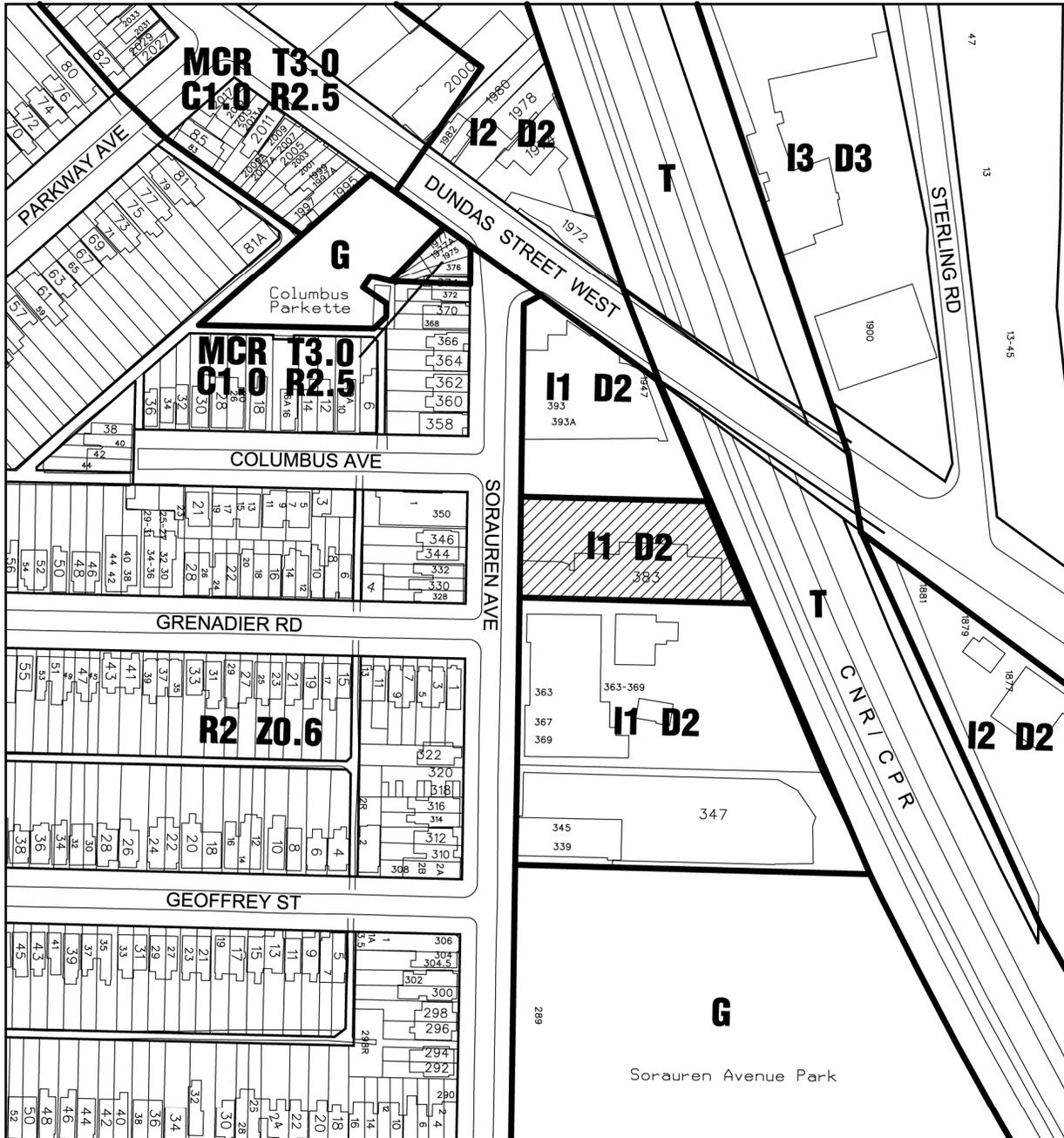
**383 Sorauren Avenue**

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 11/27/2012

File # 12 264111 OZ

Attachment 4: Zoning



383 Sorauren Avenue

File # 12 264111 0Z

- |    |                     |     |                      |
|----|---------------------|-----|----------------------|
| I1 | Industrial District | R2  | Residential District |
| I2 | Industrial District | MCR | Mixed-Use District   |
| I3 | Industrial District |     |                      |
| T  | Industrial District |     |                      |
| G  | Parks District      |     |                      |



Not to Scale  
Zoning By-law 438-86 (as amended)  
Extracted 11/27/2012

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	12 264111 STE 14 OZ
Details	Rezoning, Standard	Application Date:	October 17, 2012
Municipal Address:	383 SORAUREN AVE		
Location Description:	PLAN 287 PT LOT 35 **GRID S1403		
Project Description:	Rezoning application to permit the redevelopment of an existing industrial single storey non-residential building to a mixed use 11 storey mixed-use building having 160 residential units with two storey townhouses integrated into the first two floors of the building with garden terraces, 95 vehicular parking below grade, 12027m2 of total residential space and 137m2 of non-residential space.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Cynthia MacDougall		Architects Alliance	2329990 Ontario Inc

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	Y: OPA No. 154
Zoning:	I1 D2	Historical Status:	N
Height Limit (m):	14	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2665	Height:	Storeys:	11
Frontage (m):	36.57		Metres:	34.15
Depth (m):	73			
Total Ground Floor Area (sq. m):	1096			<b>Total</b>
Total Residential GFA (sq. m):	12027		Parking Spaces:	95
Total Non-Residential GFA (sq. m):	137		Loading Docks	1
Total GFA (sq. m):	12164			
Lot Coverage Ratio (%):	41.1			
Floor Space Index:	4.6			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	12027	0
Bachelor:	1	Retail GFA (sq. m):	0	0
1 Bedroom:	105	Office GFA (sq. m):	137	0
2 Bedroom:	54	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	160			

**CONTACT: PLANNER NAME: Thomas Rees, Planner**  
**TELEPHONE: 416-392-0758**