

**355 - 363 Coxwell Avenue - Zoning Amendment
Application - Preliminary Report**

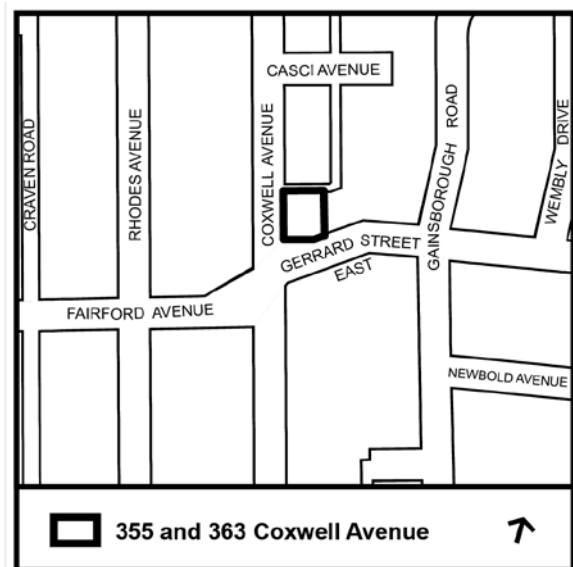
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|--------------------------|--|
| Date: | September 19, 2016 |
| To: | Toronto and East York Community Council |
| From: | Director, Community Planning, Toronto and East York District |
| Wards: | Ward 32 – Beaches-East York |
| Reference Number: | 16-198323 STE 32 OZ |

SUMMARY

This application proposes a six-storey, mixed use building with 33 residential units and 487.2 m² of non-residential floor area at grade at 355 - 363 Coxwell Avenue. The structure will have a total gross floor area of 2,273.52 m². A total of 9 surface parking spaces are proposed with access from the public laneway. The proposed tenure is co-operative rental housing and is eligible for the non-profit housing fee exemption for new and affordable rental housing.

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 anticipated to be held in the fourth quarter of 2016. A final report is targeted for the second quarter of 2017, assuming that the applicant provides all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 355 - 363 Coxwell 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 of 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 on June 25, 2015 to discuss complete application submission requirements, as well as the built form of the proposal.

ISSUE BACKGROUND

Proposal

The proposal is for a six-storey mixed use building with 33 residential units and a total gross floor area of 2,273.5 m². The proposal includes 9 surface parking spaces accessed from the public laneway. The proposed development will have no loading area. The proposal will have a floor space index of 2.65 times the lot area. Attachment 8 provides more information on the proposal.

The proposed building will have a height of approximately 20.8 metres plus mechanical screening. The building will be setback 0 metres from Gerrard Street East, 1.18 metres from Coxwell Avenue, 10 metres from the laneway to the north, and 2.7 metres from the east. The main entrance to the building will be from Gerrard Street East and parking is in the rear adjacent to the laneway.

Site and Surrounding Area

The property is a 908.4 m² site located on the northeast corner of Gerrard Street East and Coxwell Avenue. The site has 27.4 metres of frontage on Gerrard Street East and 33.4 metres of frontage on Coxwell Avenue. There is currently an occupied commercial strip plaza with surface parking along Coxwell Avenue.

Land uses and form of development surrounding the property include the following:

- North: A low density residential neighbourhood north of the site including semi-detached dwellings with access from Coxwell Avenue.
- West: A low density residential neighbourhood including detached and semi-detached dwellings with access from Coxwell Avenue.
- East: A 6-storey low rise apartment building with access from Gerrard Street East.
- South: A single-storey commercial strip plaza with parking at grade and accesses from Gerrard Street East and Coxwell Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong communities; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources; and, protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. Policy 4.7 states that the Official Plan is the most important vehicle for implementation of the PPS. 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; providing housing options to meet the needs of people at any age; 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 *Mixed Use Areas*, which 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.

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.

Staff will review the proposed development for consistency with the City of Toronto Official Plan.

Zoning

The site is zoned CR T1.5 C0.5 R1.5 in Zoning By-law 438-86 and CR 1.5(c0.5;r1.5)SS2(x1590) in Zoning By-law 569-2013. Both By-laws permit residential and non-residential uses including office, retail store, eating establishment, and vehicle fuel station. Residential units are permitted in an apartment building or mixed use building. The total permitted density for all uses is 1.5 times the area of the lot and the height limit is 11 metres.

Housing

The proposed development is by a qualified co-operative non profit housing provider that owns and operates co-operative housing in the area and is eligible for the Open Door for Affordable Housing program. This program offers financial incentives as well as a streamlined planning review process for new affordable housing.

Site Plan Control

The proposed development is subject to Site Plan Control. The applicant has submitted a site plan control application under file no. 16 198307 STE 32 SA to be processed concurrently with the Zoning By-law amendment application.

Avenues and Mid-Rise Buildings Study

In July 2010, Toronto City Council adopted the Mid Rise Design Guidelines and directed City Planning staff to monitor implementation. Council intended the Mid Rise Design Guidelines to be used on *Avenues* as identified in Map 2 – Urban Structure map in the City of Toronto Official Plan. The subject site is not located on an *Avenue*.

Nevertheless, staff have found the Mid Rise Design Guidelines a useful tool for evaluating mid rise type buildings on sites not located on *Avenues* when such proposals are on a major roads and are designated *Mixed Use Areas* in the Official Plan's Land Use maps.

The Mid Rise Design Guidelines provide a set of performance measures for evaluating mid rise developments to ensure they fit within their context and minimize their local impacts. As such they are a useful tool to assist in the evaluation of this proposal; however, consistency with the guidelines will not alone determine whether the proposed building type and built form are appropriate for the site.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017. Refer to the Council Decision:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

Reasons for the Application

A Zoning By-law amendment is required because the proposed development does not comply with the provisions for lands zoned CR T1.5 C0.5 R1.5 in Zoning By-law 438-86 and for lands zoned CR 1.5(c0.5;r1.5)SS2(x1590) in Zoning By-law 569-2013, as amended, respectively. The respective Zoning by-laws permit residential density up to 1.5 time the lot area. Commercial uses are permitted up to 0.5 time the lot area. The total permitted density for all uses is 1.5 times the lot area and the maximum permitted height is 11 metres. A Zoning By-law amendment is required to permit a full range of non-residential uses, a 20.8 metre building, a density of 2.65 times the lot area, and other zoning standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Sun/Shadow Study
- Arborist Report and Tree Preservation Plan
- Loading and Parking Study
- Functional Servicing and Stormwater Management Report
- Phase 2 Environmental Site Assessments
- Energy Modelling Report

- Preliminary geotechnical report

The City issued a Notice of Incomplete Application on August 19, 2016 because the following information was not provided:

1. A hydrogeological report is required to confirm the quality and quantity of the groundwater; and
2. A tree preservation plan.

Issues to be Resolved

Uses

The proposed six-storey mixed use development includes a full range of non-residential uses. Staff will review the requested uses with the criteria in the Official Plan to determine appropriateness and impact on adjacent land uses.

Massing

The appropriateness of the proposed massing, setbacks, and stepbacks taking into account the existing and planned context will be reviewed. Planning will also review appropriate built-form, transitions, and impact on neighbouring land uses. A sun/shadow impact study has been submitted in support of the development. Acceptability of the sun/shadow impacts will be reviewed.

Density

The proposed floor space index of 2.65 times the lot area exceeds the 1.5 permitted in the Zoning By-law. Staff will examine the appropriateness of the requested density.

Public Realm

The development contemplates landscape works along the Gerrard Street East and Coxwell Avenue frontages including street furniture and a bicycle parking area adjacent to Gerrard Street East. There is also an existing Toronto Transit Commission (TTC) streetcar stop adjacent to the site on Gerrard Street East. Staff will review the appropriateness of these and other features of the public realm, including the sidewalk widths.

Servicing and Loading

Access to the site will be from the public laneway to the rear coming off Coxwell Avenue. The development proposes no loading space. Staff will review the access, servicing, loading, and parking layout to determine appropriateness and impact on neighbouring land uses.

Parking

The development proposes a total of 9 surface parking spaces of which 4 are tandem. The development also proposes bicycle parking spaces on the Gerrard Street East

frontage and in the rear. Staff will examine the adequacy of vehicular and bicycle parking.

Toronto Transit Commission

The TTC will review the existing streetcar stop adjacent to the subject site and advise if modifications will be required.

Tree Preservation

Staff will review the appropriateness of the tree preservation plan upon receipt.

Toronto Green Standard

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.

CONTACT

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SIGNATURE

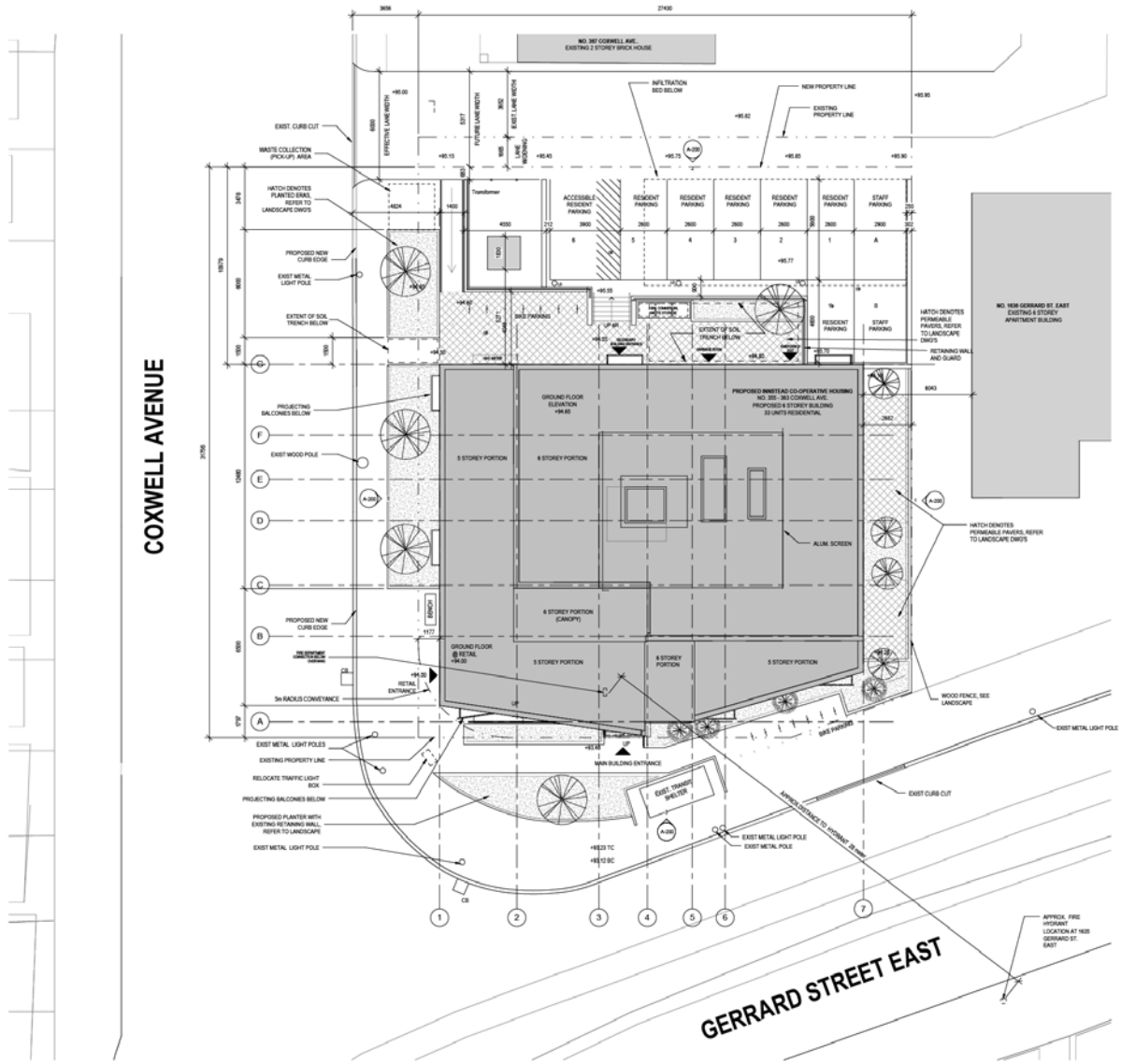
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: South Elevation
- Attachment 3: West Elevation
- Attachment 4: North Elevation
- Attachment 5: East Elevation
- Attachment 6: Existing Official Plan
- Attachment 7: Zoning 569-2013
- Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

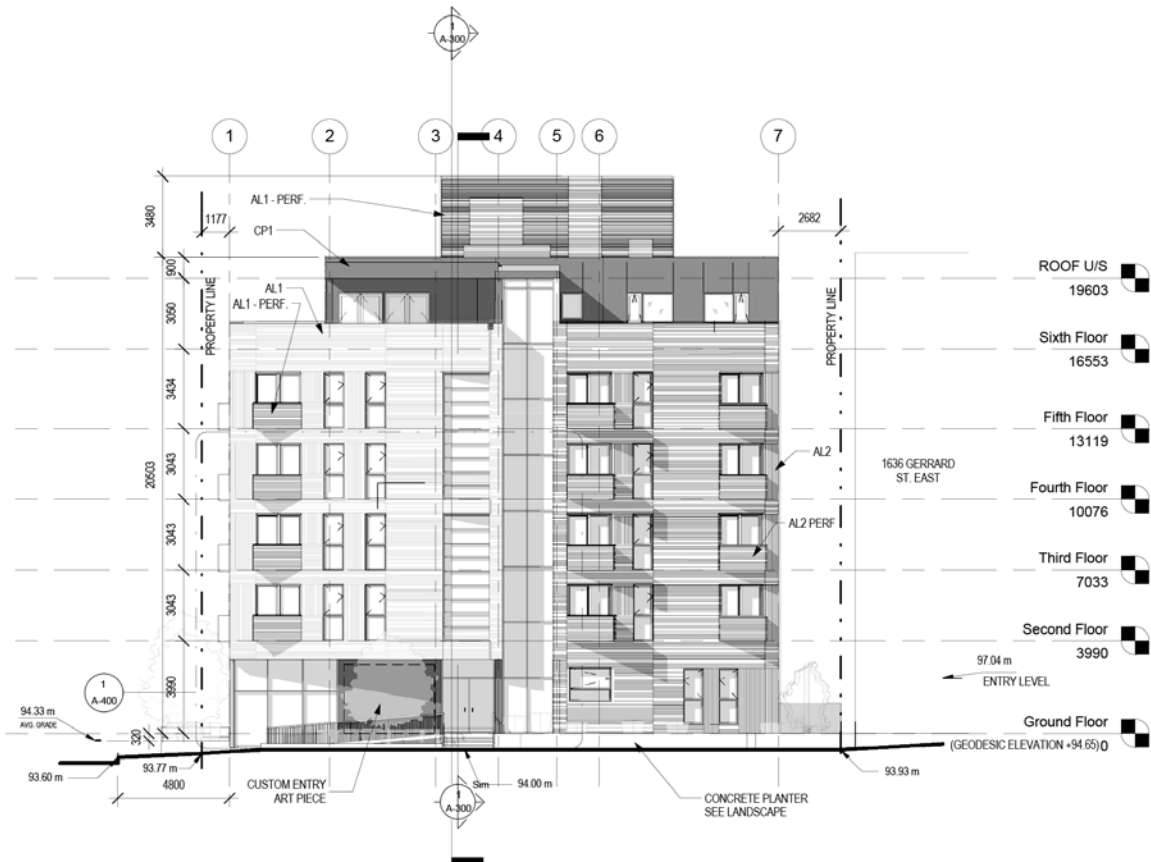
355 and 363 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale
09/15/2016

File # 16 198323 STE 32 0Z

Attachment 2: South Elevation



South Elevation

355 and 363 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale
09/15/2016

File # 16 198323 STE 32 0Z

Attachment 3: West Elevation



West Elevation

Applicant's Submitted Drawing

Not to Scale
09/15/2016

355 and 363 Coxwell Avenue

File # 16 198323 STE 32 0Z

Attachment 4: North Elevation



North Elevation

355 and 363 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale
09/15/2016

File # 16 198323 STE 32 0Z

Attachment 5: East Elevation



East Elevation

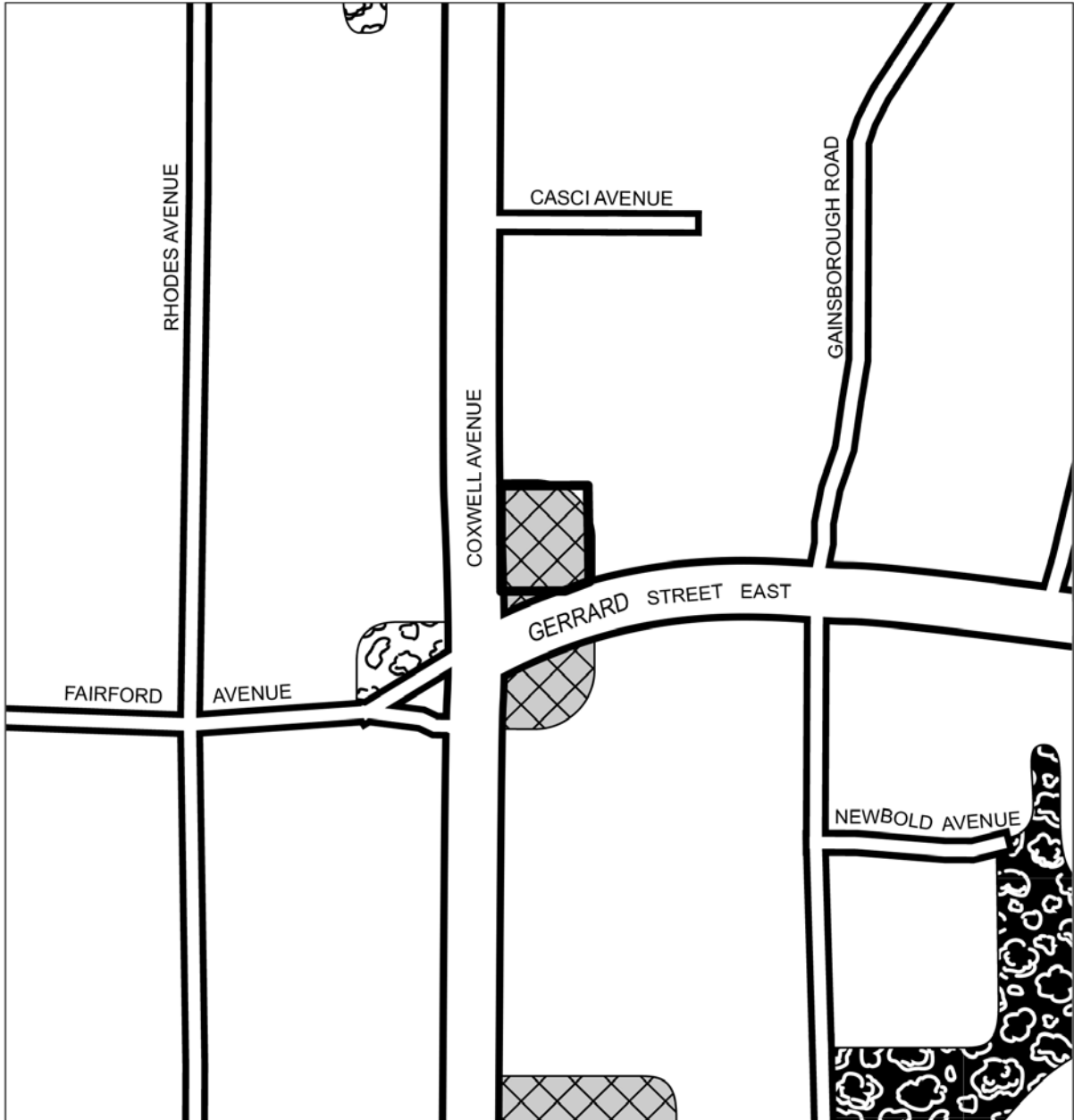
355 and 363 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale
09/15/2016

File # 16 198323 STE 32 0Z

Attachment 6: Existing Official Plan



TORONTO
Extract from Official Plan

355 and 363 Coxwell Avenue

File # 16 198323 STE 32 OZ

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

↑
Not to Scale
09/15/2016

Attachment 7: Existing Zoning 569-2013



355 and 363 Coxwell Avenue

Zoning By-Law No. 569-2013

File # 16 198323 STE 32 0Z

Location of Application

See Former City of Toronto By-Law No. 438-86
MCR Mixed-Use District

R Residential **O** Open Space
CR Commercial Residential **ON** Open Space Natural



Not to Scale
Extracted: 09/15/2016

Attachment 8: Application Data Sheet

| | | | |
|-----------------------|--|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 16 198323 STE 32 OZ |
| Details | Rezoning, Standard | Application Date: | July 28, 2016 |
| Municipal Address: | 355 COXWELL AVENUE | | |
| Location Description: | PLAN 615E PT LOTS 9 & 10 **GRID S3204 | | |
| Project Description: | Proposal for a 6 storey mixed use building containing 33 residential units, 1 retail unit at the ground level and office units on the 6th level with a gross density of 2.5 times the lot area and 9 surface parking spaces. | | |

| | | | |
|---------------------------|---------------|-------------------|---------------------------|
| Applicant: | Agent: | Architect: | Owner: |
| Levitt Goodman Architects | | | Innstead Co-operative Inc |

PLANNING CONTROLS

| | | |
|----------------------------|-------------------|--------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: |
| Zoning: | CR T1.5 C0.5 R1.5 | Historical Status: |
| Height Limit (m): | 11 | Site Plan Control Area: |

PROJECT INFORMATION

| | | | | |
|------------------------------------|---------|---------|-----------------|--------------|
| Site Area (sq. m): | 908.4 | Height: | Storeys: | 6 |
| Frontage (m): | 27.4 | | Metres: | 20.8 |
| Depth (m): | 33.4 | | | |
| Total Ground Floor Area (sq. m): | 455.31 | | | Total |
| Total Residential GFA (sq. m): | 2091.97 | | Parking Spaces: | 9 |
| Total Non-Residential GFA (sq. m): | 181.55 | | Loading Docks | 0 |
| Total GFA (sq. m): | 2273.52 | | | |
| Lot Coverage Ratio (%): | 52 | | | |
| Floor Space Index: | 2.65 | | | |

DWELLING UNITS

| | |
|--------------|-------|
| Tenure Type: | Other |
| Rooms: | 0 |
| Bachelor: | 7 |
| 1 Bedroom: | 21 |
| 2 Bedroom: | 5 |
| 3 + Bedroom: | 0 |
| Total Units: | 33 |

FLOOR AREA BREAKDOWN (upon project completion)

| | Above Grade | Below Grade |
|----------------------------------|--------------------|--------------------|
| Residential GFA (sq. m): | 2091.97 | 0 |
| Retail GFA (sq. m): | 56.52 | 0 |
| Office GFA (sq. m): | 125.3 | 0 |
| Industrial GFA (sq. m): | 0 | 0 |
| Institutional/Other GFA (sq. m): | 0 | 0 |

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