

**2306 St. Clair Avenue West – Zoning By-law Amendment
Application - Preliminary Report**

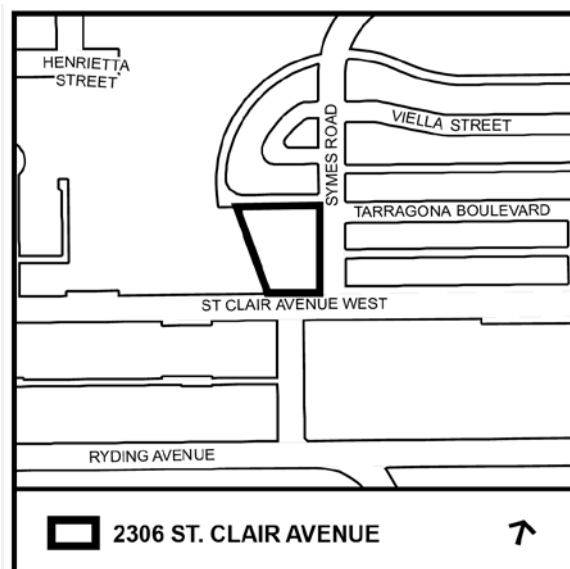
Date:	August 10, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	17 181466 WET 11 OZ

SUMMARY

This application proposes to amend former City of Toronto Zoning By-law No. 438-86 to permit the construction of an 11-storey (39.9 m, including a 6 m mechanical penthouse) mixed used building on the vacant site, formerly occupied by New York Pork. The tallest portion of the building would be located at the approximate centre of the site and the building would step down to five storeys to the north, adjacent to the public laneway, and seven storeys to the south, adjacent to St. Clair Avenue West. The proposed building would front both St. Clair Avenue West and Symes Road.

The proposed development would contain a total of 267 residential units, of which 126 would be one-bedroom, 119 would be two-bedroom and 22 would be three-bedroom units. The total gross floor area would be approximately 21,610 m², of which 543 m² would be commercial space located at grade. The total gross floor area would represent a floor space index of 4.55 (4.43 residential and 0.11 commercial) times the area of the lot.

A total of 184 (168 resident and 16 visitor) vehicular parking spaces and 267 (240 resident and 27 visitor) bicycle parking spaces are proposed. Access to the underground parking garage would be from



the public laneway that runs along the north boundary of the site and a pick-up/drop-off loop is proposed to be located along the Symes Road frontage.

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 scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the fourth quarter of 2017. In a non-election year, a Final Report and statutory public meeting under the *Planning Act* to consider the application would be targeted for the third quarter of 2018 (this target would assume the applicant provides all required information in a timely manner). However, it is anticipated that the statutory public meeting under the *Planning Act* will be held when Etobicoke York Community Council reconvenes after the election break.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2306 St. Clair Avenue West 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 January 31, 2017 to review the proposal, provide preliminary feedback and discuss complete application submission requirements. The applicant presented high-level, conceptual drawings for a 12-storey building. Matters of interest at this meeting included concerns with respect to compliance with the City Council-adopted St. Clair Avenue West Avenue Study which resulted in OPA 144 and Zoning By-law No. 1170-2011, including height and massing.

ISSUE BACKGROUND

Proposal

This application proposes an 11-storey (39.9 m total, including a 6 m mechanical penthouse) mixed used building on the currently vacant subject site, formerly occupied by New York Pork. The proposed building is shaped like a backwards 'J', where the top

of the 'J' would be located adjacent to a public laneway that runs west from Symes Road and the bottom of the 'J' would be adjacent to St. Clair Avenue West (see Attachment 1: Site Plan). The tallest portion of the building would be located at the approximate centre of the site and the building would step down to five storeys to the north, adjacent to the laneway, and seven storeys to the south, adjacent to St. Clair Avenue West.

The proposed development would contain a total of 267 residential units, of which 126 would be one-bedroom, 119 would be two-bedroom and 22 would be three-bedroom units. The total gross floor area would be approximately 21,610 m², of which 543 m² would be commercial space located at grade fronting St. Clair Avenue West. The total gross floor area would represent a floor space index of 4.55 (4.43 residential and 0.11 commercial) times the area of the lot. The residential component of the building is currently proposed to be condominium in tenure.

A pick-up/drop-off loop is proposed to be located along the Symes Road frontage (the east side of the building) adjacent to the primary residential entrance. A secondary residential entrance that would connect to the main residential lobby would be located along the St. Clair Avenue West frontage. The commercial component of the building would be located at grade in the southeast corner of the building at the intersection of St. Clair Avenue West and Symes Road. Indoor amenity space is proposed to be located in two rooms (262 m² and 161 m²) at the ground floor and a mezzanine space (111 m²) at the second floor. Outdoor amenity space (574 m²) is proposed at grade to the west of the proposed building, adjacent to the larger of the two ground floor indoor amenity rooms.

A total of 184 (168 resident and 16 visitor) vehicular parking spaces would be located in two underground levels, which would be accessed from the public lane to the north of the site. One 'Type-G' loading space is proposed to be located adjacent to the entrance to the underground parking. There are 267 (240 resident and 27 visitor) bicycle parking spaces proposed. The 27 visitor bicycle parking spaces would be located outdoors, at grade, at the northeast corner of the building. Of the resident bicycle parking spaces, 154 would be located at the ground floor and 86 would be located at the P1 level.

Site and Surrounding Area

The site is located at the northwest corner of St. Clair Avenue West and Symes Road, which is between Keele Street/Weston Road and Runnymede Road. The site is flat and irregularly-shaped, due to a curvilinear western boundary. The site was previously occupied by New York Pork, a meat processing plant, which ceased operations in 2006 due to a fire. The building damaged by the fire was demolished in 2010 and the site has been vacant since. The site has a frontage of approximately 33 m on St. Clair Avenue West and 82 m on Symes Road and a total area of approximately 4,754 m².

North: To the north is a public laneway that provides access to garages for the two-storey semi-detached dwellings on the north side of the public laneway. These two storey semi-detached dwellings were constructed as part of the large residential subdivision to the east of the subject site. There is also a large noise wall that separates the subject site from the public laneway.

South: To the south are one to two-storey commercial buildings fronting the south side of St. Clair Avenue West, primarily occupied by automobile-related uses.

East: To the east is a large residential subdivision that runs from Symes Road to Gunns Road and is comprised of two-storey semi-detached dwellings and a public park.

West: To the west is a large automobile dealership (Ken Shaw Lexus Toyota). To the west of the automobile dealership is a co-operative housing development known as La Paz and beyond this are single and semi-detached residential dwellings, some of which front St. Clair Avenue West.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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 site is designated *Mixed Use Areas* on Map 17 – Land Use Map in the Official Plan (see Attachment 6: Official Plan). *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, open spaces and utilities.

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm" and "Built Form" sections of the Plan. Compliance with other relevant policies of the Official Plan including the environment and transportation will also be addressed. The Official Plan is available at:

http://www.toronto.ca/planning/official_plan/introduction/htm.

Official Plan Amendment No. 144

The St. Clair Avenue West Avenue Study for the segment between Keele Street/Weston Road and Scarlett Road resulted in Official Plan Amendment No. 144 (OPA 144) and implementing Avenue Zoning By-law Nos. 1169-2011 and 1170-2011. OPA 144 was enacted by City Council at its meeting of September 22, 2011 and was subsequently appealed to the Ontario Municipal Board along with the implementing Avenue Zoning By-laws. An OMB decision dated August 16, 2016 ordered that OPA 144 and Avenue Zoning By-law No. 1169-2011 come into effect for all lands to the west of Runnymede Road. A copy of OPA 144 (By-law no. 1168-2011) can be found at the following link:

<http://www.toronto.ca/legdocs/bylaws/2011/law1168.pdf>.

A copy of Zoning By-law No. 1169-2011 can be found at the following link:

<http://www.toronto.ca/legdocs/bylaws/2011/law1169.pdf>.

As noted above, the Avenue Study was implemented by two Zoning By-laws, No. 1169-2011 for the lands west of Runnymede Road and Zoning By-law No. 1170-2011 for the lands east of Runnymede Road. The zoning for the lands east of Runnymede Road (where the subject site is located) remains under appeal.

OPA 144 did not include any site-specific Official Plan policies for the subject site (the Official Plan designation remains *Mixed Use Areas*), and the built form direction is provided in the Avenue Zoning By-law which is discussed further below.

Zoning

The subject site is currently zoned Industrial (I2D2) under former City of Toronto Zoning By-law No. 438-86 (see Attachment 7: Former City of Toronto Zoning By-law No.438-86). The I2D2 zoning permits a wide variety of non-residential uses, including retail, workshops and studios, automobile-related uses, warehousing and manufacturing, but does not permit any residential uses. The I2D2 zoning permits a maximum (non-residential) gross floor area of 2.0 times area of the lot and a height of 14 m on the subject site.

As noted above, Avenue Zoning By-law No. 1170-2011, which was enacted to implement the vision expressed in OPA 144, remains under appeal at the Ontario Municipal Board. If Zoning By-law No. 1170-2011 were to be enacted as adopted by City Council (i.e., not modified by the Ontario Municipal Board), the subject site would be zoned Mixed Use (MCR) which would permit the residential and commercial uses being proposed. The MCR zoning would also permit a total density of 3.0 times the area of the lot (1.0 commercial and 2.5 residential) and a total height of 32 metres.

The subject site is not subject to City of Toronto Zoning By-law No. 569-2013 because the zoning does not conform to the Official Plan *Mixed Use Areas* designation.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has yet to be submitted.

Urban Design Guidelines

In order to implement OPA 144, area-specific urban design guidelines, known as the St. Clair Avenue West Design Guidelines (Keele Street/Weston Road to Scarlett Road), were developed. The Guidelines state that they are to be read in conjunction with the urban design policies in the Official Plan, the Mid-Rise Guidelines, and the Toronto Streetscape Manual. These Guidelines can be viewed in Attachment 5 to the following report:

<http://www.toronto.ca/legdocs/mmis/2011/ey/bgrd/backgroundfile-36365.pdf>.

With respect to the Mid-Rise Guidelines, City Council on July 6, 7 and 8, 2010, adopted the recommendations of the Avenues and Mid-Rise Buildings Study and Action Plan.

This can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9>.

In June 2016, City Council approved a 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. City Council's decision can be viewed at the following link:

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

Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016) can be viewed at the following link:

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

While the right-of-way width shown on Official Plan Map 3: Right-of-Way Widths Associated with Existing Major Streets for this portion of St. Clair Avenue West is 30 m, if adopted by the Ontario Municipal Board, Zoning By-law No. 1170-2011 would permit a building height of 32 metres (plus mechanical equipment) on the subject site. Therefore, the application will be reviewed against the Performance Standards contained within the Avenues and Mid-Rise Buildings Study and the Mid-Rise Building Performance Standards Addendum.

Reasons for the Application

The proposed development does not comply with the as-of-right zoning permissions under former City of Toronto Zoning By-law No. 438-86 nor with the City Council adopted (and currently under appeal) Zoning By-law No. 1170-2011 as it relates to the density, building height and side yard setbacks proposed. Additional areas of non-compliance may be identified through the application circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Public Consultation Strategy;
- Shadow Study;
- Community Services and Facilities Report;
- Urban Transportation Considerations;
- Roadway Traffic Noise Feasibility Assessment;
- Computer-Based Pedestrian Level Wind Study;
- Functional Servicing and Stormwater Management Report;
- Geohydrology Report;

- Geotechnical Investigation Report;
- Phase 1 Environmental Assessment;
- Tree Inventory and Preservation Plan Report; and
- Toronto Green Standard Checklist.

The applicant has advised that an Odour Study and Energy Strategy will be submitted in a subsequent submission.

A Notification of Complete Application was issued on June 29, 2017.

Issues to be Resolved

Based on a preliminary review of the proposal, the below issues/concerns have been identified:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Determining conformity with the Official Plan;
- Overall height of the proposal;
- Determining compliance with the St. Clair Avenue West Design Guidelines, the Avenues and Mid-Rise Buildings Study and the Mid-Rise Building Performance Standards Addendum, particularly with respect to building step-backs and angular planes;
- Site layout, organization, scale, massing and density of the proposal;
- Provision of an appropriate number of family-sized/three-bedroom units;
- Provision of landscaping and sufficient outdoor amenity space for future residents;
- Provision of appropriate setbacks, separation distance and transition to surrounding properties;
- Evaluation of impacts on adjacent lands designated *Neighbourhoods*;
- Site circulation and access, including the pick-up/drop-off driveway;
- Loading and solid waste management considerations;
- Assessment of traffic and transportation impacts;
- Appropriate servicing infrastructure to support the proposed development;
- Identification of appropriate community benefits under Section 37 of the *Planning Act*, should it be determined that Section 37 is applicable; and
- Review of Toronto Green Standard Checklist and Template 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

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

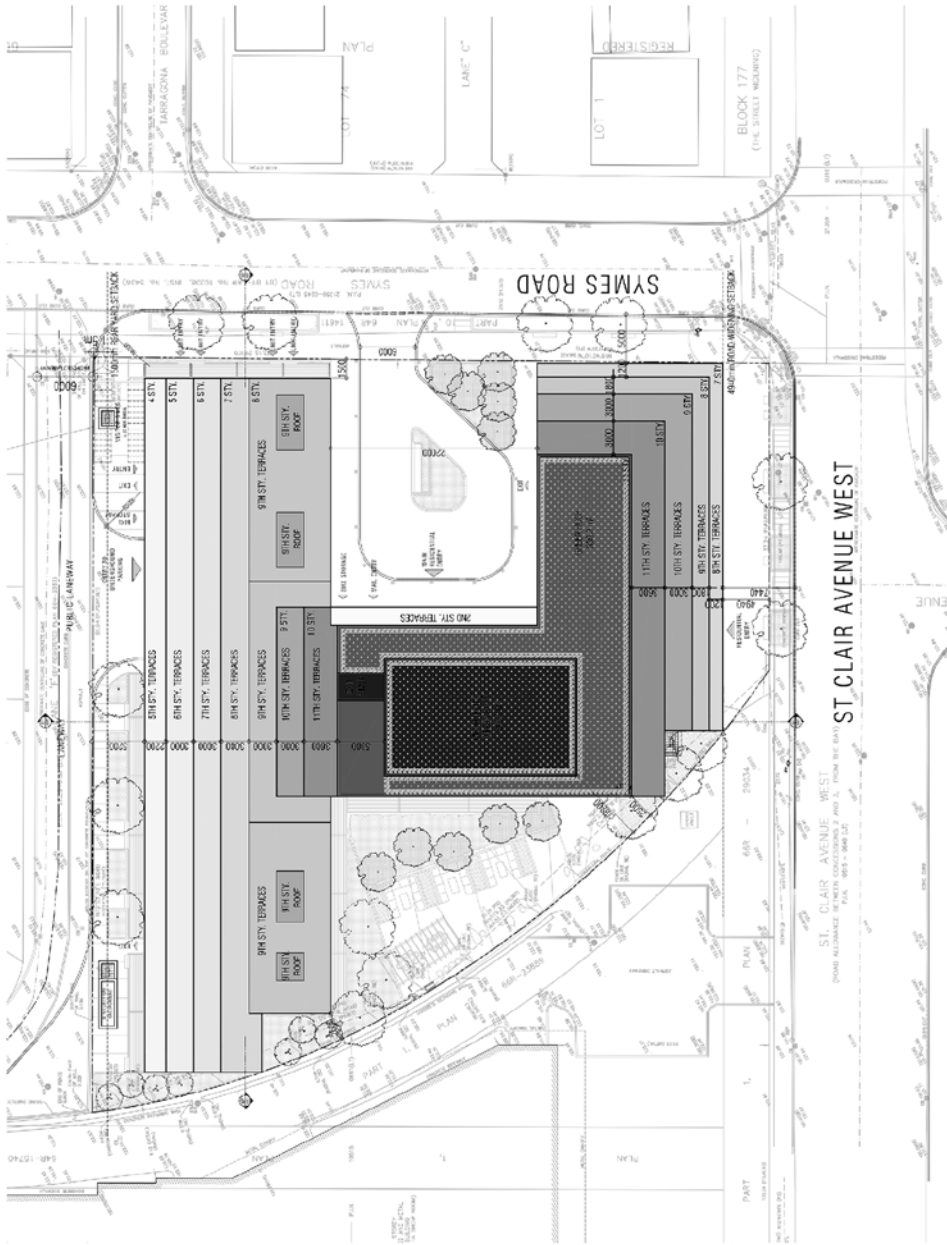
Attachment 5: West Elevation

Attachment 6: Official Plan

Attachment 7: Former City of Toronto Zoning By-law No.438-86

Attachment 8: Application Data Sheet

Attachment 1: Site Plan

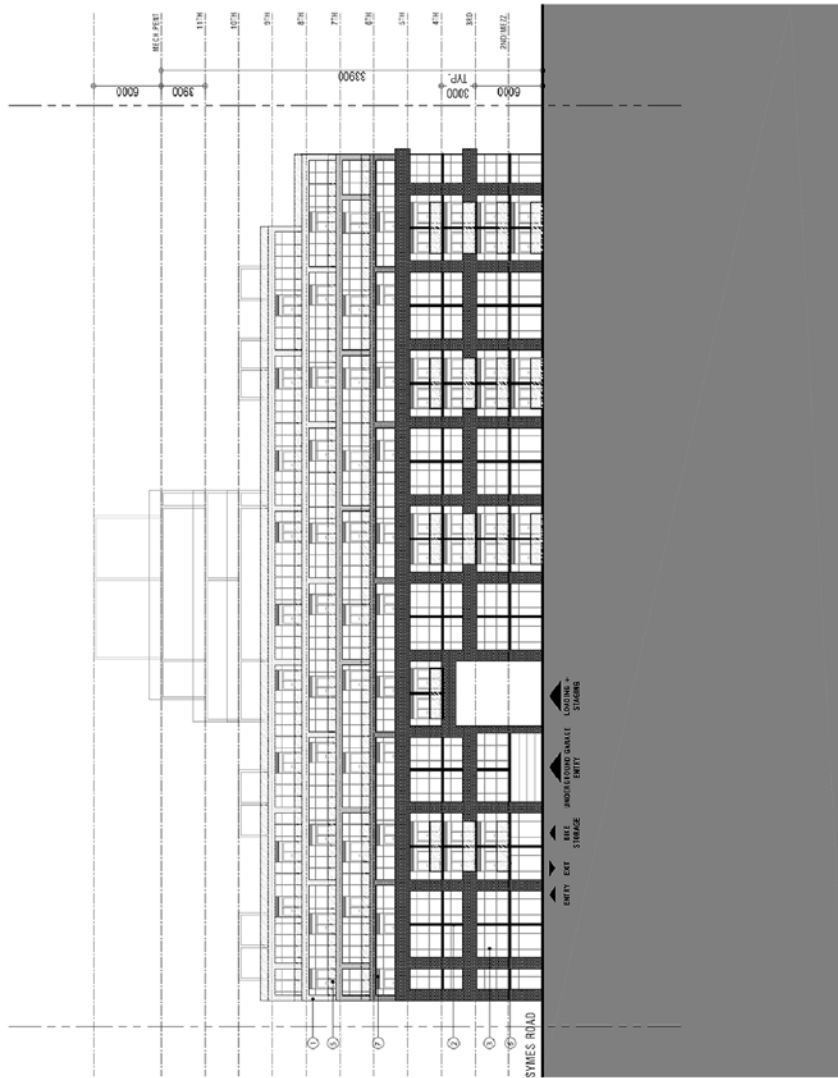


2306 St. Clair Avenue West

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 06/26/2017

File # 17 181466 WET 11

Attachment 2: North Elevation



NORTH ELEVATION

Elevations

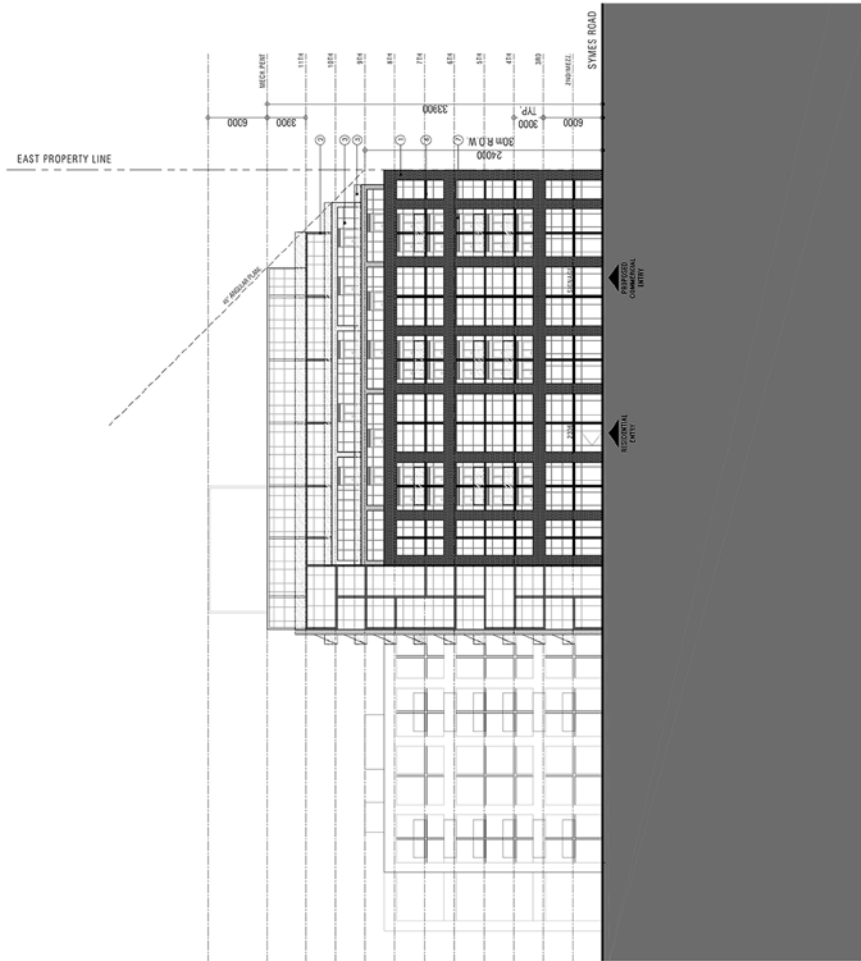
Applicant's Submitted Drawing

Not to Scale
06/26/2017

2306 St. Clair Avenue West

File # 17 181466 WET 11

Attachment 3: South Elevation



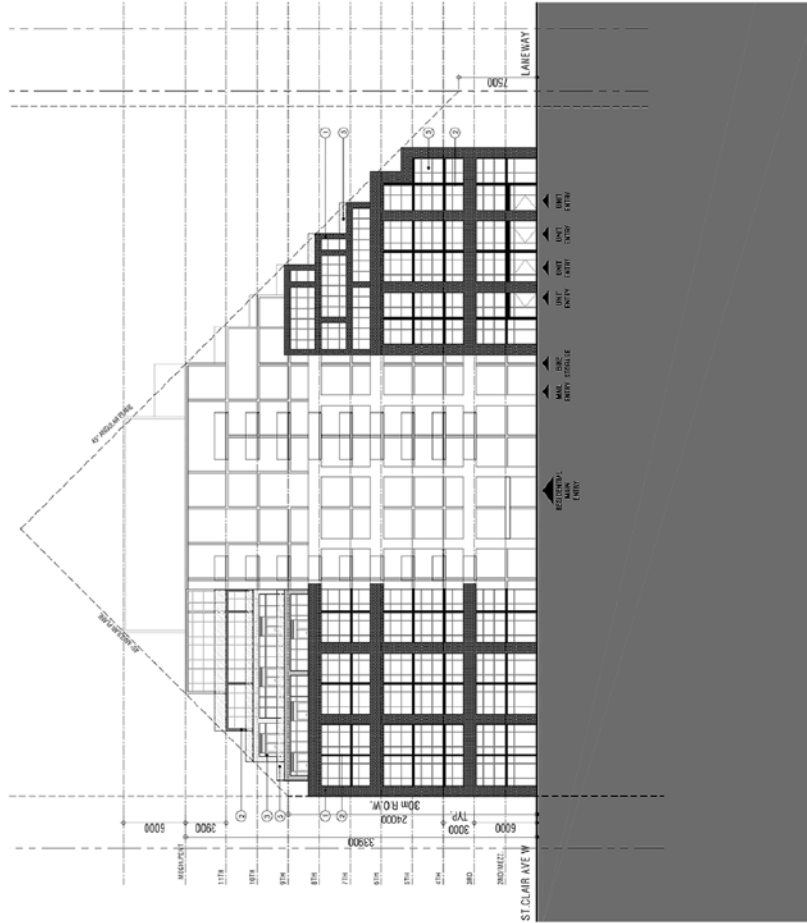
SOUTH ELEVATION

2306 St. Clair Avenue West

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 06/28/2017

File # 17 181466 WET 11

Attachment 4: East Elevation



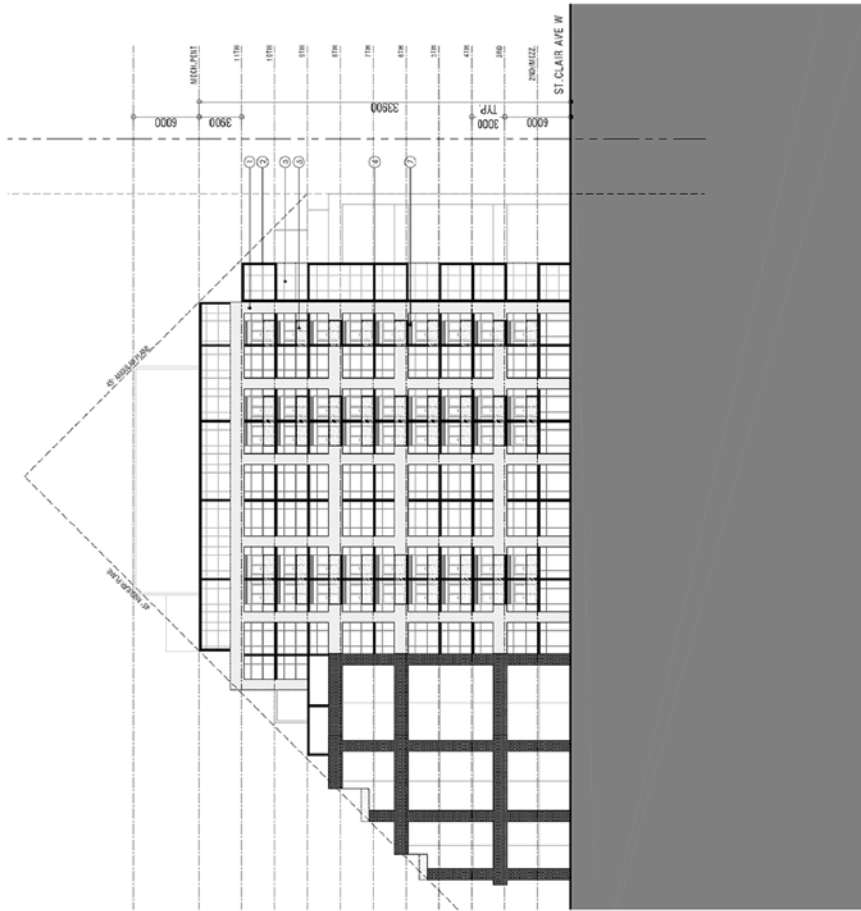
EAST ELEVATION

2306 St. Clair Avenue West

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 06/26/2017

File # 17 181466 WET 11

Attachment 5: West Elevation



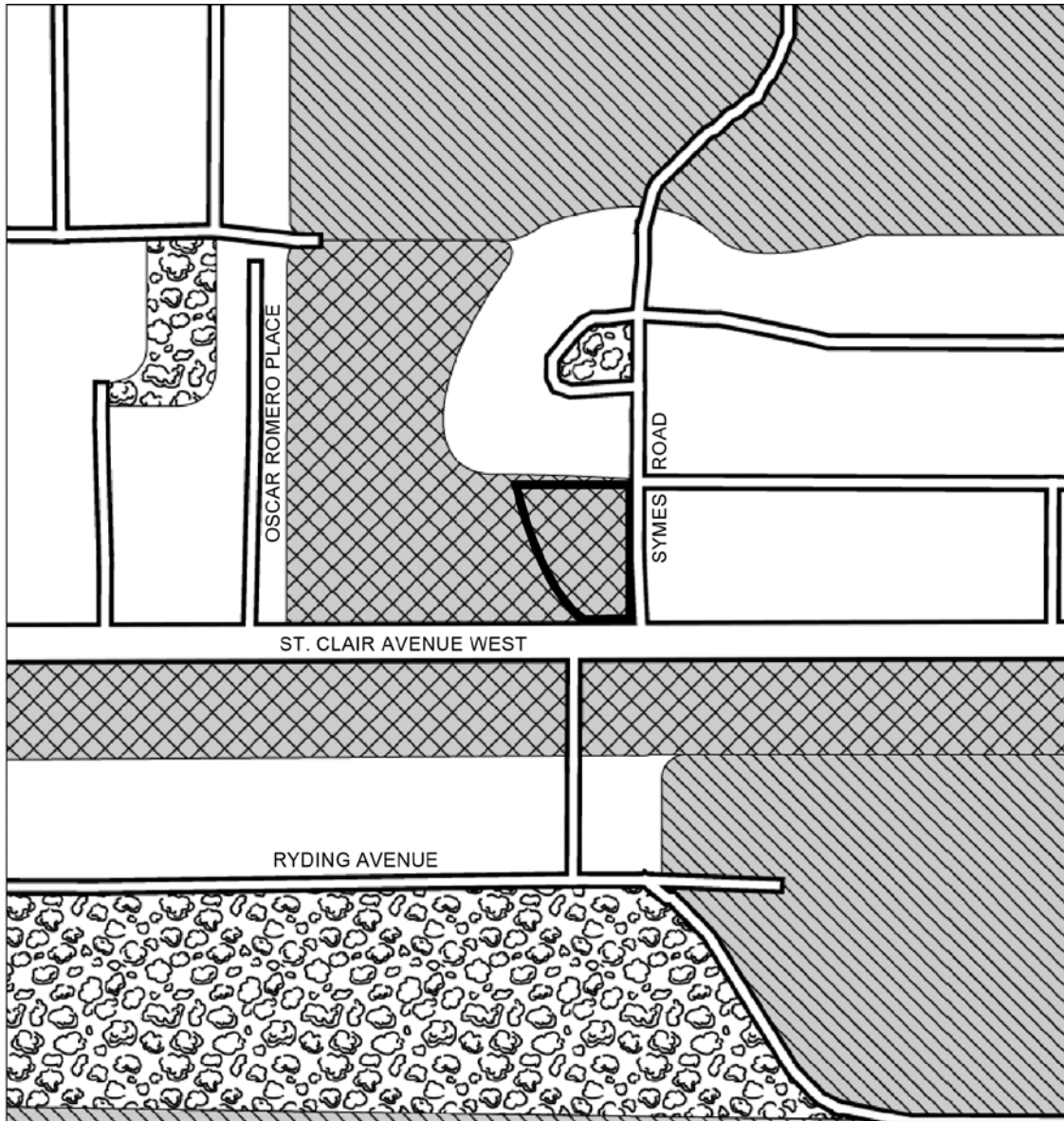
WEST ELEVATION

Elevations
Applicant's Submitted Drawing
Not to Scale
06/26/2017

2306 St. Clair Avenue West

File # 17 181466 WET 11

Attachment 6: Official Plan



TORONTO
 Extract from Official Plan

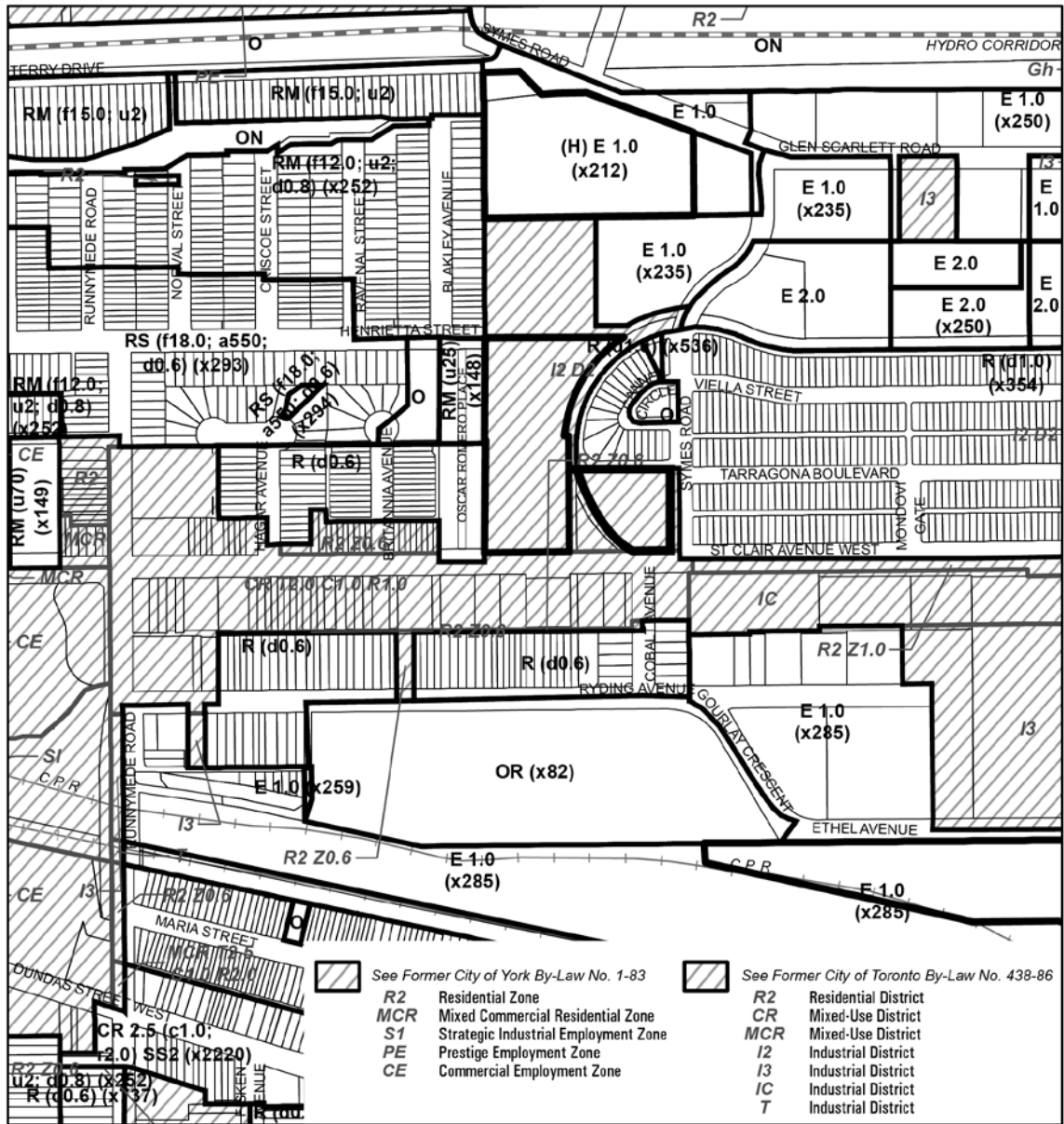
2306 St. Clair Avenue West

File # 17 181466 WET 11 02




 Not to Scale
 06/36/2017

Attachment 7: Former City of Toronto Zoning By-law No. 438-86



Zoning By-Law No. 569-2013

2306 St. Clair Avenue West

File # 17 181466 WET 11 02

Location of Application

- | | |
|-------------------------------------|--------------------------------------|
| R Residential | E Employment Industrial |
| RS Residential Semi-Detached | O Open Space |
| RM Residential Multiple | ON Open Space Natural |
| CR Commercial Residential | OR Open Space Recreation |
| | UT Utility and Transportation |

Not to Scale
 Extracted: 06/23/2017

Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	17 181466 WET 11 OZ
Details	Rezoning, Standard	Application Date:	June 16, 2017
Municipal Address:	2306 ST. CLAIR AVENUE WEST		
Location Description:	PLAN 1541 PT BLK R **GRID W1110		
Project Description:	Proposed Zoning By-law Amendment to permit the construction of an 11-storey mixed use building with 267 residential units. The total GFA would be 26,610 m ² , which includes 543 m ² of commercial space at grade.		

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc. 3 Church St., Suite 200 Toronto ON, M5E 1M2	Bousfields Inc. 3 Church St., Suite 200 Toronto ON, M5E 1M2	Graziani and Corazza Architects Inc. 1320 Shawson Drive, Suite 100 Mississauga ON, L4W 1C3	Kingcrest Investments Ltd. 2414 Major Mackenzie Drive Maple ON, L6A 1W5

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	I2D2 (438-86)	Historical Status:	N/A
Height Limit (m):	14	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	4,754	Height:	Storeys: 11
Frontage (m):	33.24		Metres: 39.9
Depth (m):	81.94		
Total Ground Floor Area (sq. m):	2,065		Total
Total Residential GFA (sq. m):	21,067	Parking Spaces:	184
Total Non-Residential GFA (sq. m):	543	Loading Docks	1
Total GFA (sq. m):	21,610		
Lot Coverage Ratio (%):	43.4		
Floor Space Index:	4.55		

DWELLING UNITS

Tenure Type:	Condo
Rooms:	
Bachelor:	0
1 Bedroom:	126 (47%)
2 Bedroom:	119 (45%)
3 + Bedroom:	22 (8%)
Total Units:	267 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		21,067	0
Retail GFA (sq. m):		543	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

CONTACT: PLANNER NAME: Anthony Hommik, Planner
TELEPHONE: 416-394-6006