

**355 and 363 Coxwell Avenue –Zoning Amendment  
Application – Final Report**

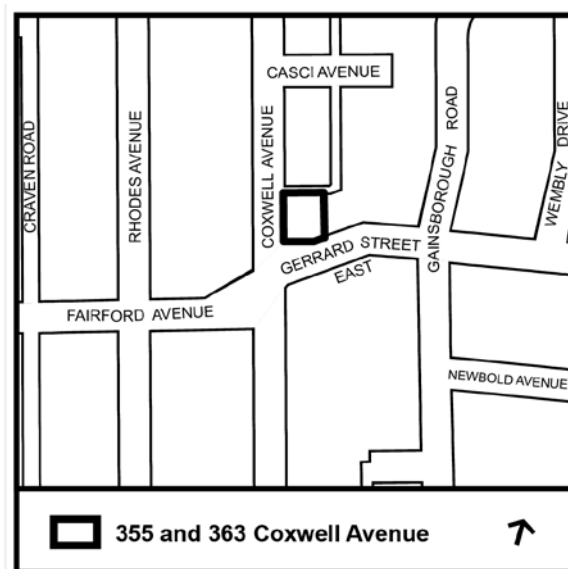
<b>Date:</b>	September 21, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 32 – Beaches-East York
<b>Reference Number:</b>	16-198323 STE 32 OZ

**SUMMARY**

This application proposes a 6-storey mixed-use building with 33 residential units and 56.3 m<sup>2</sup> of at-grade retail space at 355 and 363 Coxwell Avenue. Innstead Co-operative Inc. is the proponent of the development.

The City Planning Division is recommending approval of the proposed development based on planning and design attributes:

- (a) the site is an appropriate location for intensification as it is designated *Mixed Use Areas* which is a growth designation in the Official Plan;
- (b) the site is an appropriate location for intensification given its location on the corner of major streets Coxwell Avenue and Gerrard Street East. Gerrard Street East is identified as a Transit Priority Segment.
- (c) the height and massing of the proposed development is appropriate within the existing and planned context;



- (e) the proposed co-operative form of housing is consistent the Official Plan's objectives with respect to providing and maintaining a full range of housing in terms of form, tenure and affordability; and
- (f) the proposed development achieves the Official Plan's public realm objectives, including desired sidewalk width on Coxwell Avenue and Gerrard Street East.

This report reviews and recommends approval of the application to amend the Zoning By-law.

## **RECOMMENDATIONS**

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

1. City Council amend Zoning By-law 438-86, for the lands at 355 and 363 Coxwell Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to the report (September 21, 2017) from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 569-2013, for the lands at 355 and 363 Coxwell Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to the report (September 21, 2017) from the Director, Community Planning, Toronto and East York District.
3. City Council request the Chief Planner and Executive Director, City Planning, to secure, amongst others, the following matters to her satisfaction in a Site Plan Agreement pursuant to Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*:
  - i. Fenestration on the east elevation that is offset from the windows on the adjacent apartment building at 1636 Gerrard Street East;
  - ii. Frosted glazing on the east elevation for floors 2 to 6;
  - iii. Landscape screening on the east elevation for the ground floor; and,
  - iv. High quality landscape design around the garbage staging area adjacent to Coxwell Avenue.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

## **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

On, February 23, 2016 the Toronto and East York Community Council adopted a Preliminary Report dated January 27, 2016, from the Director, Community Planning, Toronto and East York District and adopted the recommendations of that report which can be found at: <http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-90208.pdf>

## **ISSUE BACKGROUND**

### **Proposal**

The proposal is for a 6-storey mixed use building with 33 residential units and a total gross floor area of 2,273.5 m<sup>2</sup>. The proposal includes 7 surface parking spaces plus 2 tandem spaces accessed from the public laneway. The proposed development will not have an on-site loading area and solid waste will be picked up from Coxwell Avenue. The proposal will have a floor space index of 2.65 times the lot area. Attachment 5 provides more information on the proposal.

The proposed building will have a height of approximately 20.8 metres plus mechanical units for a total of 24.3 metres. The building will be setback 4.8 metres from Gerrard Street East, 4.8 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 at the rear of the property.

### **Site and Surrounding Area**

The property is a 908.4 m<sup>2</sup> 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 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 (PPS) and Growth Plan for the Greater Golden Horseshoe (GP)**

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 PPS.

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 GP builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the GP 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 GP.

### **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 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.

### **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 Zoning 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.

## **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 that is being processed concurrently with the Zoning By-law amendment application.

## **Avenues and Mid-Rise Buildings Design Guidelines**

In July 2010, Toronto City Council adopted the Avenues and Mid Rise Design Study and directed City Planning staff to monitor implementation. Although the site is not located on an *Avenue* as identified on Map 2 - Urban Structure of the Official Plan, the Avenues and Mid Rise Design Study provides 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 is not alone sufficient to 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 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 times the lot area. Commercial uses are permitted up to 0.5 times 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 24.3 metre building, a density of 2.65 times the lot area, and other zoning standards.

## **Community Consultation**

On January 24, 2017, Planning held a Community Consultation meeting for the proposed development at 355 and 363 Coxwell Avenue, at the Neighbourhood Unitarian Universalist Congregation. Approximately 80 members of the public attended the meeting.

City Planning staff presented an overview of the planning process and the applicant presented their proposal. Issues were raised by the public with respect to potential shadow impact, overlook, and traffic issues in the area. Several members of the public submitted written comments. In general the local community supported a co-operative residential building at this location.

### **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 appropriate By-law standards.

### **COMMENTS**

#### **Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe (GP)**

Staff have considered the PPS and the GP in evaluating the proposed development. Policy 1.1.3.3 of the PPS refers to appropriate locations for intensification and redevelopment and Policy 1.1.3.4 refers to appropriate development standards to facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. Policy 4.7 of the PPS refers to the Official Plan as the most important vehicle for implementing the PPS and as such the development standards in the Official Plan have particular relevance. The Official Plan section of this report evaluates the appropriateness of the subject site for intensification. Appropriate development standards are described in the Official Plan, the Avenues and Mid Rise Design Study, and the Mid-Rise Building Performance Standards Addendum.

Guiding Principle 1.2.1 of the GP supports the achievement of *complete communities* and among other principles, supports a range and mix of housing options. Policy 2.2.1 states that the vast majority of growth will be directed to *settlement areas* and within *settlement areas* growth will be focused in *delineated built-up areas*. Policy 2.2.2.4 b) refers to identifying the appropriate type and scale of development and transition of built form to adjacent areas. Details of staff's evaluation are contained in the Official Plan the design criteria sections of this report.

Staff have reviewed the proposal and are of the opinion that the location is appropriate for intensification and the mid-rise form is appropriate at this location. Redevelopment of the site takes into account existing areas and the structure provides the appropriate scale and transition to adjacent areas. In this respect the proposed development is consistent with the Provincial Policy Statement (2014) and does not conflict with the Growth Plan for the Greater Golden Horseshoe (2017).

#### **Official Plan**

The City's Official Plan designates the subject property as *Mixed Use Areas* and is also located along a Transit Priority Segment. In this respect the subject site is an appropriate location for intensification.

The development criteria contained within Section 4.5.2 of the Official Plan seeks to ensure that development in *Mixed Use Areas* creates a balance of high quality commercial, residential, institutional uses that reduce automobile dependency while meeting the needs of the local community. The proposed development at 355 and 363 Coxwell Avenue has 56.3 m<sup>2</sup> of retail at grade, which is in keeping with the commercial character of the intersection. Residential units will be on floors 1 to 5 and the 6<sup>th</sup> floor will contain indoor and outdoor amenity space as well as 125.3 m<sup>2</sup> of office space to be used for the administration of the Co-operative's portfolio. The residential and non-residential uses in the proposed development comply with the *Mixed Use Areas* designation in the Official Plan and are appropriate.

### **Midrise Guidelines**

The application has been reviewed against the performance standards contained within the Avenues and Mid-Rise Buildings Study. The applicant has substantially met the performance standards contained within the study with some minor variation. Where there is variation from the performance standards there is no adverse impact on the surrounding properties. The following sections examine compliance with the Avenues and Mid-Rise Buildings Study in greater detail.

### **Height and Built Form**

The existing zoning permits a building up to 11 metres high. The proposed building has a height of 24.3 metres including the mechanical penthouse.

City policy generally seeks to implement mid-rise buildings with heights no greater than the width of the adjacent right-of-way. This 1:1 ratio permits a built form that mitigates visual impacts on the public realm and adjacent land uses with respect to shadow and overlook. On Gerrard Street East, which has a right-of-way width of 20 metres, a mid-rise building meeting this ratio can be 20 metres in height. The proposed building exceeds the 1:1 ratio but is acceptable because the mechanical units fit within the angular plane and the massing above 20 metres are mechanical and not residential units.

Performance Standard 5A of the Avenues and Mid-Rise Buildings study outlines the angular plane requirements for the rear of buildings on shallow lots (under 41 metres deep). The purpose of this Performance Standard is to ensure that appropriate transition occurs to adjacent low-scale residential neighbourhoods and to mitigate against potential shadow, privacy and overlook concerns. The building is required to be set back a minimum 7.5 metres from the north side of the lane way and the 45 degree angular plane is measured from a height of 10.5 metres above the 7.5 metre setback line. The proposed building exceeds this performance standard.

Staff considered the area context when evaluating appropriateness. The area context includes a 6-storey residential apartment building at 1636 Gerrard Street East and a 5-storey mixed use building at 300 Coxwell Avenue. The proposed 6-storey mixed-use development is compatible with the area context.



In view of the foregoing, staff is of the opinion that the height is an appropriate relationship to the adjacent streets.

## **Sun/Shadow**

The applicant has submitted a sun/shadow study in support of the proposed development. The sun/shadow drawings show that during the spring and fall equinox the proposed structure will have some impact on the *Neighbourhoods* north of the site.

With respect to the right-of-ways, the sun/shadow drawings show that the proposed development will cast a shadow on Coxwell Avenue from 9:18 AM until 11:18 AM. There is no shadow impact on Coxwell Avenue after 11:18 AM and no shadow impact on Gerrard Street East.

367 Coxwell Avenue is a semi-detached dwelling located in a low density *Neighbourhoods* north of the site. The existing 6-storey apartment building at 1636 Gerrard Street East already shadows the rear amenity space at 367 Coxwell Avenue between 9:00 AM to 12:00 AM. The proposed structure will increase shadow impact but most of the rear amenity space is already shaded. The additional impact resulting from the proposed building is marginal. Staff is of the opinion that the small increase in shadow impact resulting from the proposed development is acceptable.

## **Privacy and Overlook**

Staff have reviewed the drawings with respect to potential privacy and overlook concerns. The proposed building is located and massed toward the corner of Coxwell Avenue and Gerrard Street East. Surface parking and a laneway separate the proposed development from the *Neighbourhoods* to the north. There is a total separation distance of 16.1 meters between the proposed building and the *Neighbourhoods*. This separation distance is sufficient to ensure the privacy of the *Neighbourhoods* north of the subject lands.

On the east elevation the proposed separation distance is less than the prescribed 11 meters between the existing 6-storey residential building at 1636 Gerrard Street East and the proposed structure. 1636 Gerrard Street East is approximately 3.4 meters from the common property line and the proposed structure will be 2.6 meters to the same property line for a total separation distance of 6 meters. Notwithstanding, a number of conditions will mitigate the impact of the reduced separation.

Grading on Gerrard Street East increases towards the east so the neighbouring property at 1636 Gerrard Street East is at a higher elevation than the subject site. Moreover, the alignment of the buildings is offset so that only the front west elevation of 1636 Gerrard Street East is adjacent to the rear east elevation of the proposed development.

Windows on the east elevation will be located to mitigate impact. Fenestration on the east elevation of the development will be offset from fenestration on the west elevation of 1636 Gerrard Street East. The east elevation will also have frosted windows for floors 2 to 5 (see Attachment 2d: East Elevation) and the ground floor unit will have landscape screening. Only the portion of the proposed building that is adjacent to 1636 Gerrard Street East will have frosted windows for floor 2 to 5 and the other windows on the east elevation will be translucent. Details with respect to the east elevation and landscaping will be secured through the site plan approval process.

Staff are confident that the difference in grade, offset buildings, offset and frosted windows, and landscape screening sufficiently protects the privacy of existing residents at 1636 Gerrard Street East and the future residents of the proposed development. The location of the proposed building on the site is appropriate.

### **Residential Amenity Areas**

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Both Zoning By-laws require a minimum of 2 m<sup>2</sup> per unit of indoor and outdoor amenity space be provided, which in this case amounts to 66 m<sup>2</sup> of indoor space and 66 m<sup>2</sup> of outdoor space.

The proposed development will have 107.9 m<sup>2</sup> of indoor space and 132.3 m<sup>2</sup> of outdoor space which exceeds the requirements under both applicable Zoning By-laws. Staff are satisfied that the proposed development provides sufficient indoor and outdoor amenity space for future residents of the development.

### **Access and Parking**

The main access for residents will be from Gerrard Street East and additional pedestrian accesses are in the back (see Attachments 2a and 2c). The pedestrian access for the retail space is from Coxwell Avenue near the intersection.

Vehicular access will be from the existing public laneway that parallels the north property line. The proposal includes 7 surface vehicular parking spaces and an additional 2 tandem spaces. Zoning By-law 569-2013 requires 35 resident spaces and 6 visitor spaces. The applicant submitted a parking and loading study conducted by BA Group Consulting Ltd. which concludes 7 surface parking spaces and 0 visitor parking spaces are sufficient given the nature of the use. The parking study finds that visitor parking can be accommodated on surrounding streets. Transportation Services staff have reviewed the proposed parking supply and are satisfied that it is sufficient to meet the demand generated by the proposed development.

Long-term bicycle parking spaces are proposed in the basement level of the development. Surface bicycle parking will be provided along the Gerrard Street East frontage as well as in the back of the building. In summary, pedestrian access, vehicular access, bicycle, and vehicular parking are appropriate in the proposed development.

### **Servicing**

A Type G loading space is required for all developments that contain 30 or more residential units. The proposed development will have 3 units more than the threshold at 33. The physical requirements of the Type G loading space (4.0 meters wide, 13.0 meters long and 6.1 meters high) on the ground floor will displace at least three residential units thereby bringing the unit count to less than the threshold requirement. It is not practical to implement an on-site Type G loading space in this instance.

The proposed development does not provide a Type G loading space but proposes to store solid waste bins inside the building to be moved to a staging pad adjacent to Coxwell Avenue on service days. Solid Waste Services has reviewed the development and accept solid waste pickup from Coxwell Avenue in this instance.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site is located in a parkland priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

At the alternative rate of 0.4 hectares per 300 units the parkland dedication requirement is 440 m<sup>2</sup> or 55.82% of the site area. However, for sites that are less than 1 hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement for this proposal is 85 m<sup>2</sup> or 10% of the net site area.

The applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This is appropriate as a dedication of 85 m<sup>2</sup> is not of a suitable size nor does the site abut an existing City park. However, this site is approximately 600 meters from Fairmount Park, a 19,746 m<sup>2</sup> park fronting onto Gerrard Street East. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Streetscape**

Policy 3.1.2.4 of the Official Plan requires that new development enhance the existing streetscape by massing new development to define the edges of streets, parks and open spaces at good proportion. The Official Plan also requires that attention be given to the streetscape by ensuring that these areas are attractive, comfortable and functional for pedestrians through landscaping and setbacks that create attractive transitions from the public to private realms.

Performance Standard 7A of the Mid-rise guidelines calls for new developments to provide for a minimum 4.8 metre sidewalk width. The 4.8 metre dimensions allows for a curb edge, a 1.83 metre continuous tree trench, a 2.1 metre pedestrian clearway, and additional space adjacent to the building for uses such as cafes and marketing space.

The proposed structure will be set back 4.8 metres from the curb and 1.1 metres from the front property line on Coxwell Avenue. The structure will also be set back 4.8 meters from Gerrard Street East. The 4.8 metre setback on both frontages is sufficient to provide landscaping and a pedestrian walkway.

Parks Forestry and Recreation has requested the installation of three trees on Coxwell Avenue and one tree on Gerrard Street East. The existing streetcar shelter will remain

and bicycle rings will be provided on the Gerrard Street East frontage. These landscape and public realm details will be secured through the site plan approval process.

## **Density**

The existing zoning permits a density of 1.5 times the area of the lot. The proposed development is 2,092 m<sup>2</sup> of residential, 56.3 m<sup>2</sup> of retail and 125.3 m<sup>2</sup> of office gross floor area resulting in a total density of 2.65 times the area of the entire site. Staff is of the opinion that the site can accommodate a development of this size, scale, and form and the proposed 2.65 times the area of the lot is appropriate.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. Compliance with the TGS can be achieved through the site plan approval process.

## **Tenure**

The proposed form of ownership is co-operative housing. From a planning perspective, the proposed development satisfies the Official Plan's objectives with respect to providing and maintaining a full range of housing in terms of form, tenure and affordability.

## **Conclusion**

Staff have reviewed the application to amend the Zoning By-law at 355 and 363 Coxwell Avenue and are satisfied that the proposed development complies with the Official Plan and the structure is appropriate. Staff recommend approval of the attached draft Zoning By-law amendment.

## **CONTACT**

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Fax No. (416) 395-1330  
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## **SIGNATURE**

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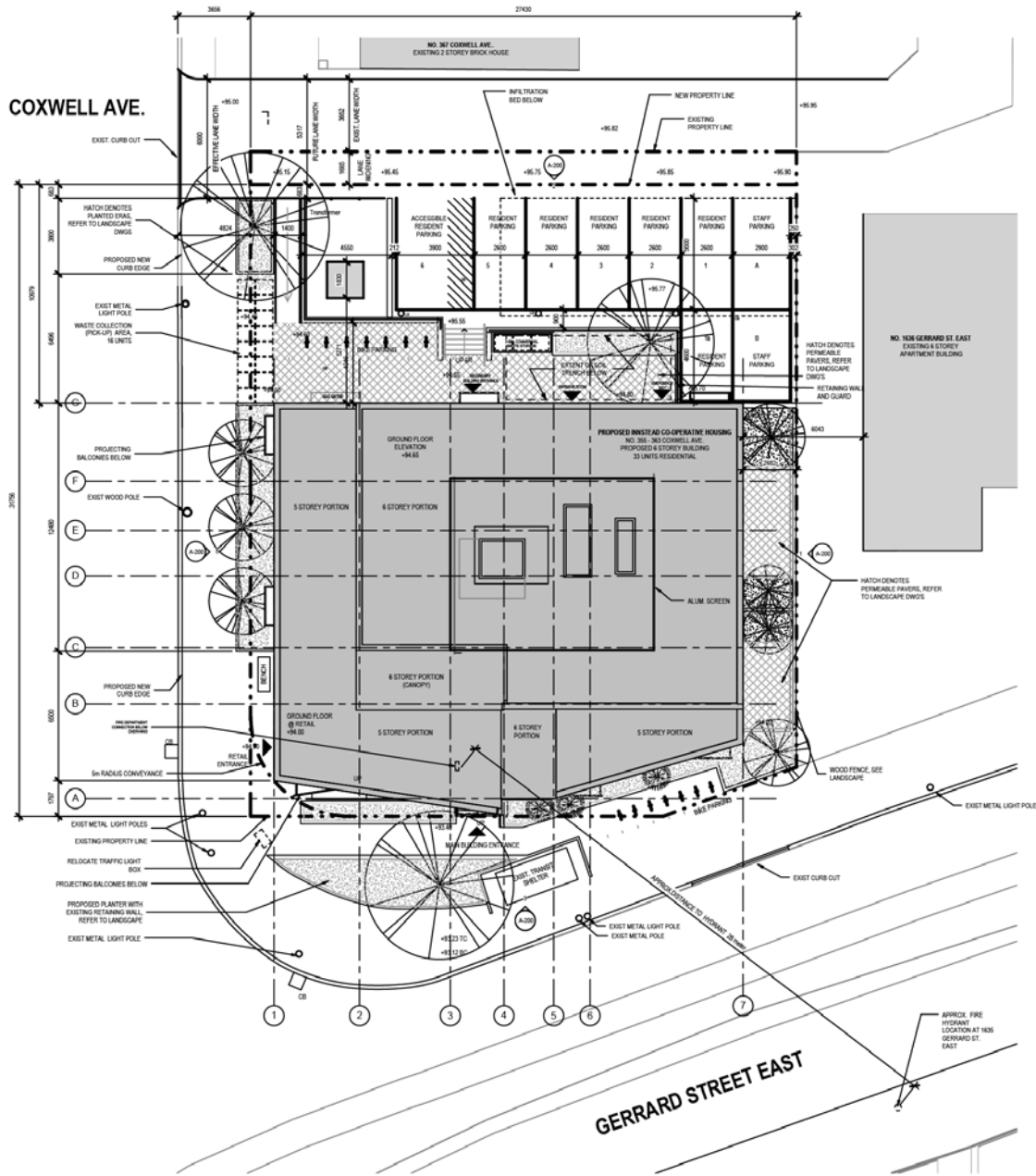
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2a: South Elevation
- Attachment 2b: West Elevation
- Attachment 2c: North Elevation
- Attachment 2d: East Elevation
- Attachment 3: Official Plan
- Attachment 4: Zoning 569-2013
- Attachment 5: Application Data Sheet
- Attachment 6: Draft Zoning By-law Amendment to 438-86
- Attachment 7: Draft Zoning By-law Amendment to 569-2013

# Attachment 1: Site Plan



## Site Plan

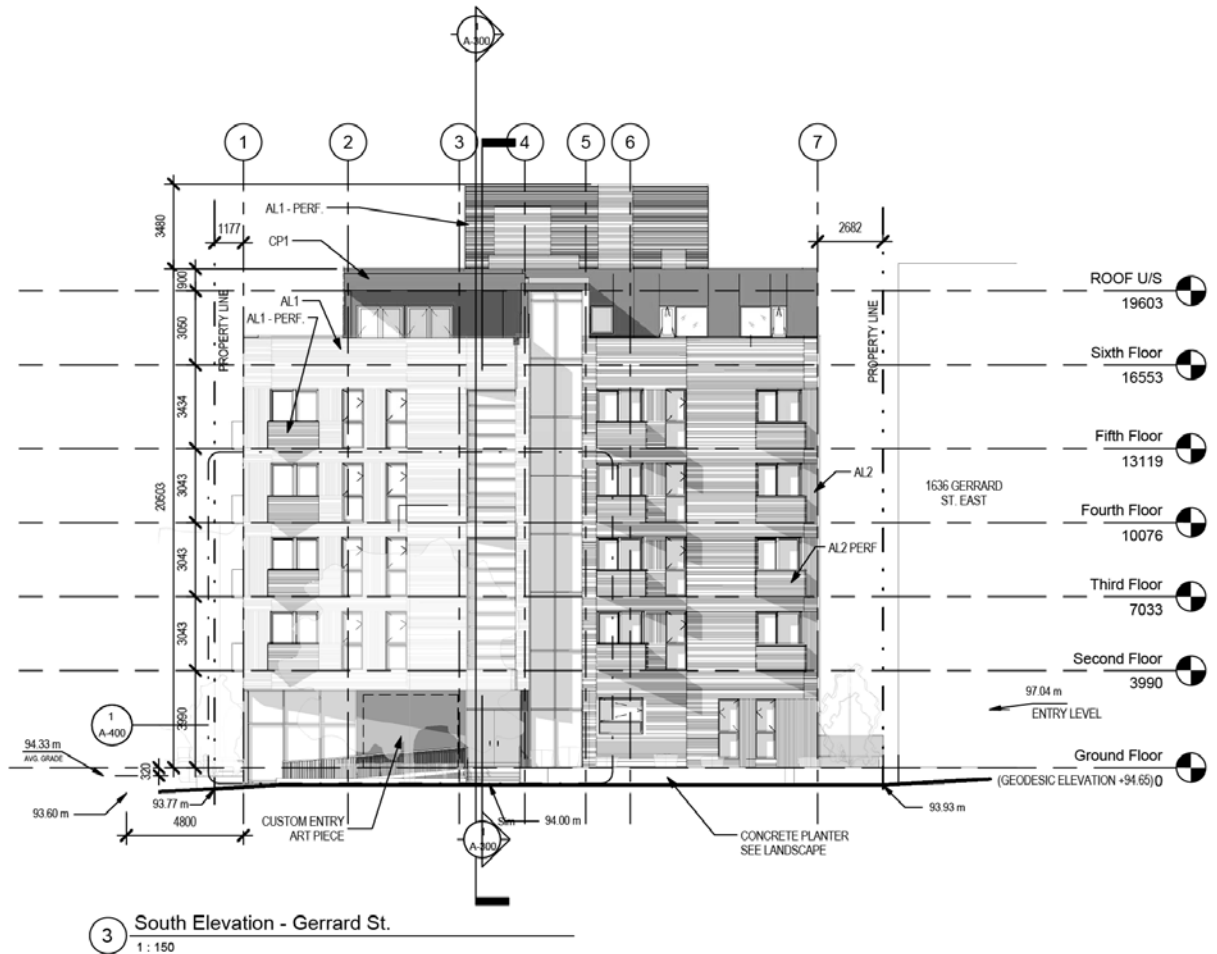
355 - 363 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale   
06/20/2017

File # 16 198323 STE 32 OZ

## Attachment 2a: South Elevation



355 - 363 Coxwell Avenue

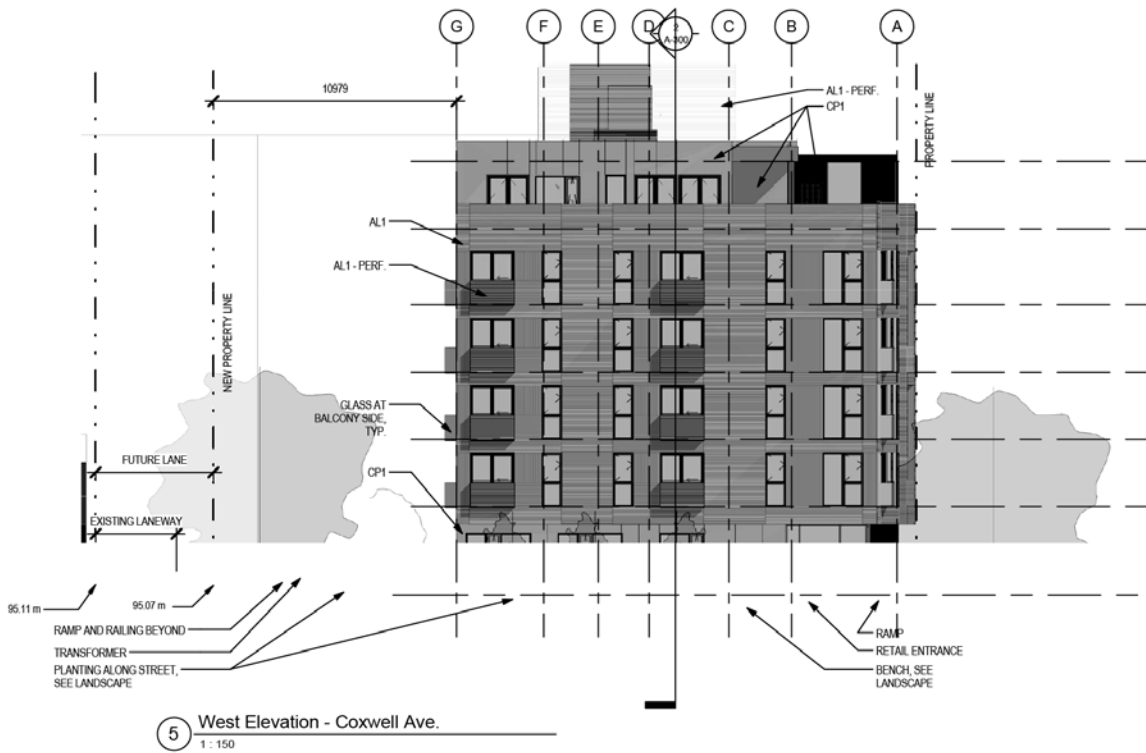
Applicant's Submitted Drawing

Not to Scale  
06/20/2017

File # 16 198323 STE 32 0Z



## Attachment 2b: West Elevation



### West Elevation

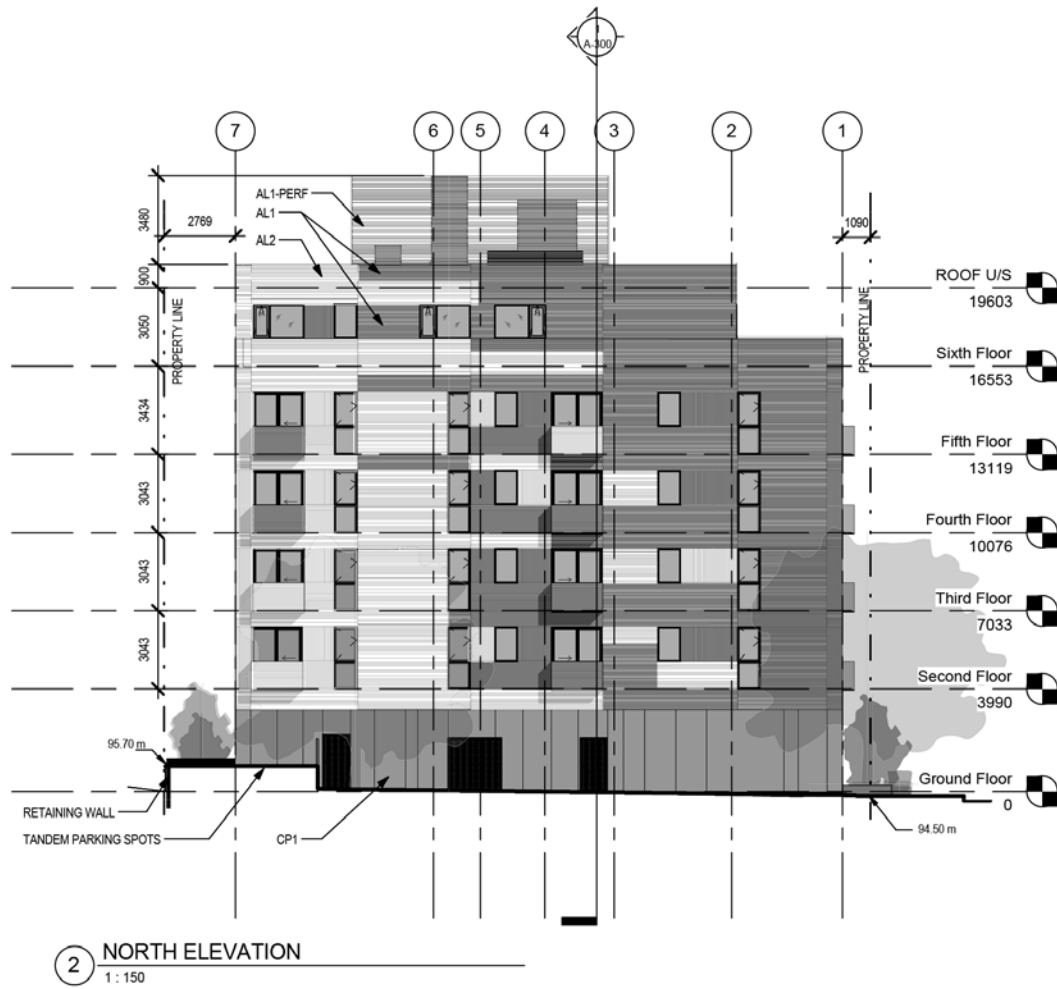
Applicant's Submitted Drawing

Not to Scale  
06/20/2017

### 355 - 363 Coxwell Avenue

File # 16 198323 STE 32 OZ

## Attachment 2c: North Elevation



### North Elevation

Applicant's Submitted Drawing

Not to Scale  
06/20/2017

### 355 - 363 Coxwell Avenue

File # 16 198323 STE 32 0Z

## Attachment 2d: East Elevation



### East Elevation

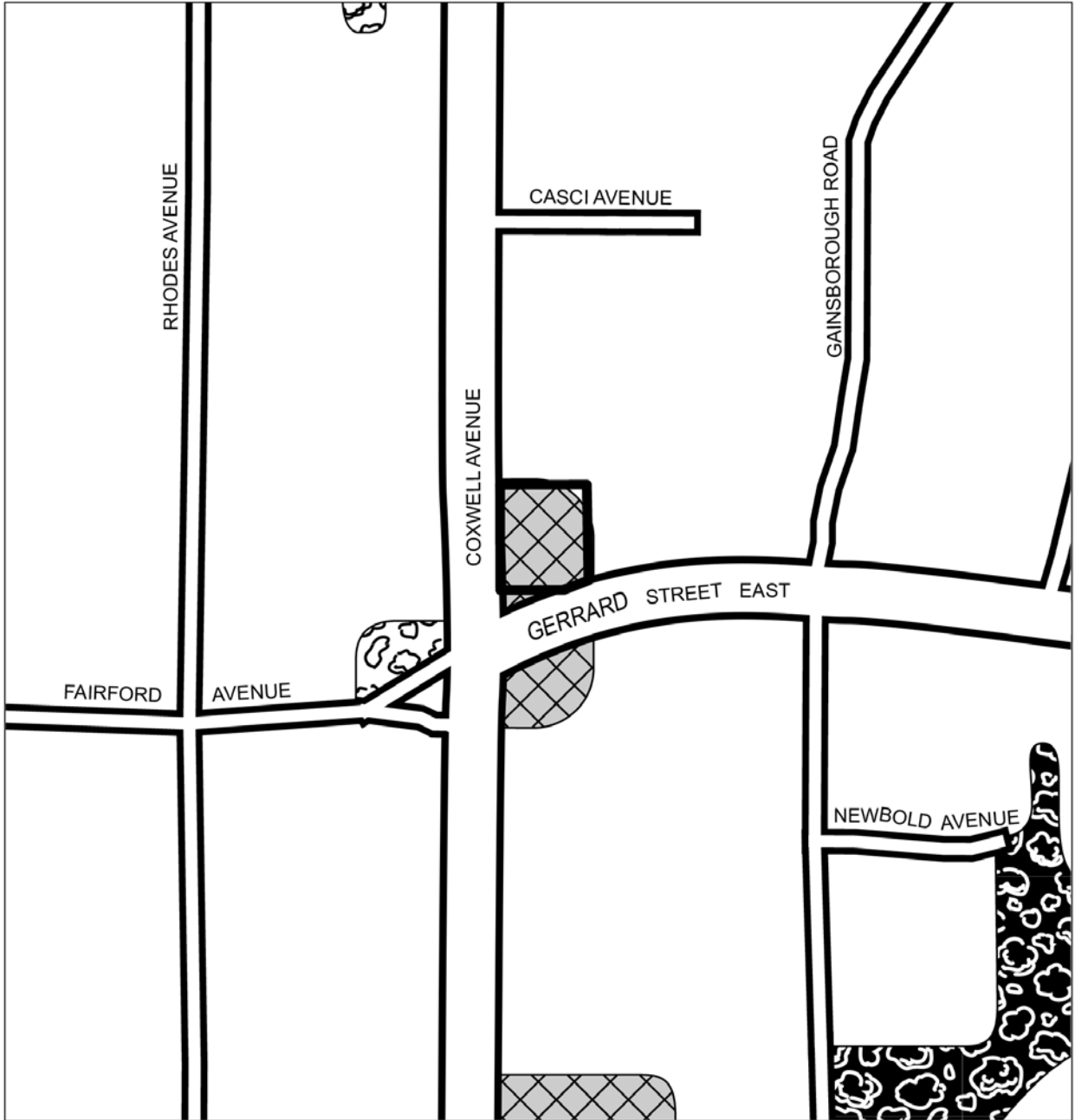
355 - 363 Coxwell Avenue

Applicant's Submitted Drawing

Not to Scale  
06/20/2017

File # 16 198323 STE 32 0Z

Attachment 3: Official Plan



Extract from Official Plan

355 - 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  
06/20/2017

### Attachment 4: Zoning



Zoning By-Law No. 569-2013

355 - 363 Coxwell Avenue

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  
CR Commercial Residential  
O Open Space  
ON Open Space Natural



Not to Scale  
Extracted: 06/20/2017

### Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	16 198323 STE 32 OZ
Details	Rezoning, Standard	Application Date:	July 28, 2016
Municipal Address:	355 and 363 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 7 surface parking spaces.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
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:	7 plus 2 tandem
Frontage (m):	27.4		Metres:	24.3
Depth (m):	33.4			
Total Ground Floor Area (sq. m):	455.31			<b>Total</b>
Total Residential GFA (sq. m):	2091.97		Parking Spaces:	6
Total Non-Residential GFA (sq. m):	125.3		Loading Docks	0
Total GFA (sq. m):	2273.52			
Lot Coverage Ratio (%):	52			
Floor Space Index:	2.65			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Other		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2091.97	0
Bachelor:	7	Retail GFA (sq. m):	56.25	0
1 Bedroom:	21	Office GFA (sq. m):	125.3	0
2 Bedroom:	5	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	33			

**CONTACT: PLANNER NAME: Derrick Wong, Planner**  
**TELEPHONE: (416) 392-0776**

## **Attachment 6: Draft Zoning By-law Amendment for 438-86**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

### **CITY OF TORONTO**

#### **BY-LAW No. ~-20~**

**To amend former City of Toronto Zoning By-law No.438-86, as amended,  
with respect to the lands municipally known in the year 2017 as  
355 and 363 Coxwell Avenue.**

WHEREAS the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to the lands known municipally in the year 2017 as 355-363 Coxwell Avenue; and

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*; and

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

1. Except as otherwise provided herein, the provisions of *By-law No. 438-86*, as amended shall continue to apply to the *lot*.
2. None of the provisions of Sections 4(2), 4(4), 4(6), 4(7), 4(10), 4(12), 4(13), 4(14), 4(17)(b), 8(3) Part I, 8(3) Part II, 8(3) Part IV, 8(3) Part VIII and 12(2)270 of *By-law No. 438-86* of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection or use of a 6-storey *mixed-use building* on the *lot* provided that:
  - (a) the *lot* on which the proposed building is to be located comprises at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
  - (b) no above grade portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law;
  - (c) the height of any building or structure, as measured from *grade*, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law;

- (d) notwithstanding Section 2(b) and 2(c) of this By-law, the following building elements and structures are permitted to extend beyond the heavy lines and building envelopes, and above the *heights* shown on Map 2:

STRUCTURE	LOCATION OF PROJECTION	MAXIMUM PERMITTED PROJECTION	OTHER APPLICABLE QUALIFICATIONS
Eaves, cornices, window sills, vents, ornamental elements, lighting fixtures, guardrails, balustrades, stairs, railings, wheelchair ramps, landscape and greenroof elements.	Required setback from <i>lot</i> line	0.4 metres	none
Canopy	Floor 1	2.5 metres	South elevation
Parapets	Maximum height	1.0 metres	none
Trellis, guardrails, balustrades, stairs, railings, balcony dividers, landscape and greenroof elements, vents, stacks, roof anchors, and elevator overrun.	Maximum height	1.8 metres	
Mechanical equipment	areas delineated by heavy lines shown on Map 2		Setback a minimum of 1.5 metres from the interior face as delineated by heavy lines shown on Map 2
Planters and balconies	Floor 2 to 5	0.8 metres	North, South, and West elevations

- (e) the number of *dwelling units* shall not exceed 33;
- (f) the total combined *residential gross floor area* and *non-residential gross floor area* erected on the *lot* does not exceed 2,300 square metres;
- (g) the *residential gross floor area* of the building erected on the *lot* does not exceed 2,100 square metres;



- (h) the *non-residential gross floor area* of the building erected on the *lot* does not exceed 200 square metres;
  - (i) a minimum of 50 square meters of *non-residential gross floor area* shall be on Floor 1;
  - (j) a minimum of 105 square metres of indoor *residential amenity space* and 130 square metres of outdoor *residential amenity space* is provided and maintained on the *lot*;
  - (k) no *loading space* is required;
  - (l) minimum vehicle parking space requirements shall be consistent with the following ratios:
    - (i) 6 vehicle parking spaces for all *dwelling units*; and
    - (ii) 1 vehicle parking space - non residential;
  - (m) minimum parking space dimensions shall be 2.6 metres by 5.6 meters;
  - (n) notwithstanding Sections 2(l) and 2(m) of this By-law, one of the vehicle parking spaces for all *dwelling units* shall be 3.9 metres by 5.6 metres;
  - (o) minimum bicycle parking space requirements shall be consistent with the following ratios:
    - (i) 26 bicycle parking spaces – on the *lot* at grade; and
    - (ii) 30 bicycle parking spaces – on the *lot* below grade.
3. For the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law 438-86 of the former City of Toronto, as amended, with the exception of the following:
- (a) “*lot*” means those lands outlined on Map 1 attached hereto;
  - (b) “*grade*” means the established grade at 94.33 metres Canadian Geodetic Datum; and
4. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been

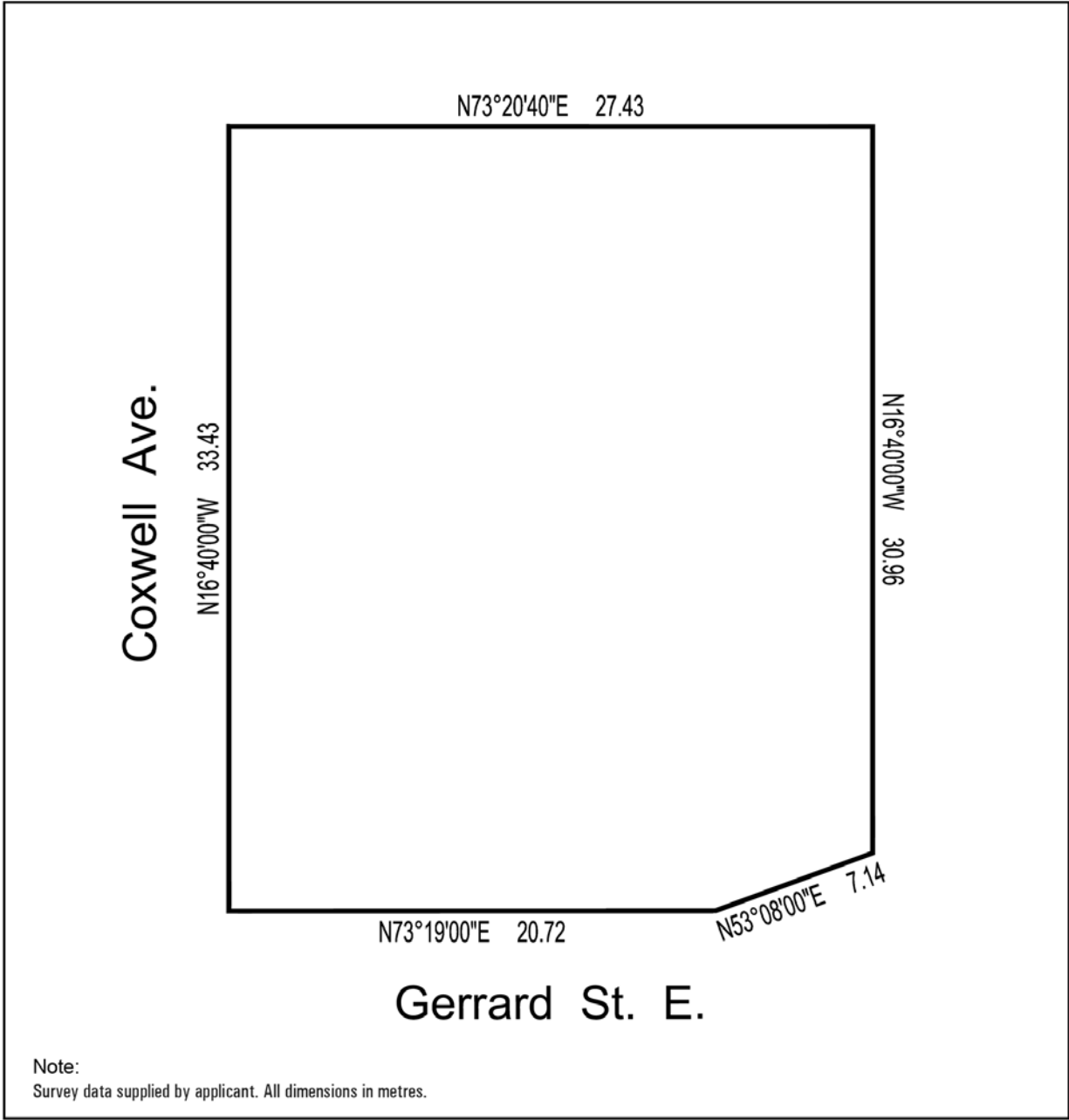
installed and are operational.

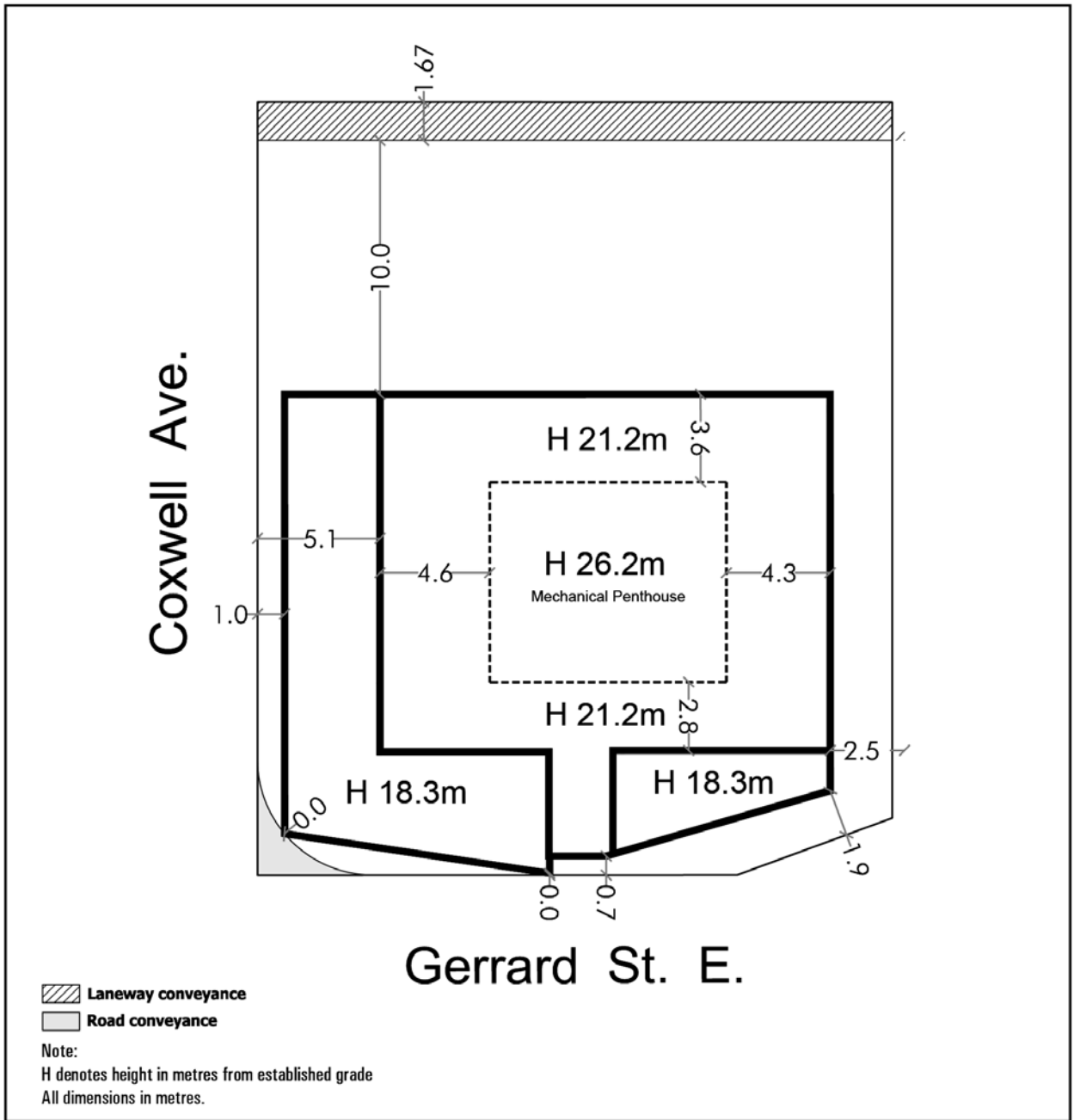
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

John Tory,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





## Attachment 7: Draft Zoning By-law Amendment for 569-2013

Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~  
Enacted by Council; ~, 20~

### CITY OF TORONTO

Bill No. ~

**BY-LAW No. --20~**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 355 and 363 Coxwell Avenue.**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lot outlined by heavy black lines to CR 1.5 (c0.5; r1.5)SS2(x119) as shown on Diagram 2 attached to this by-law;

#### **Exception CR 119**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 355 and 363 Coxwell Avenue, nothing will prevent the erection or use of a **building** or **structure** if it complies with (B) to (O) below:
- (B) Despite clauses 40.10.40.1(1)(2)(3)(6), a commercial use entrance is permitted on the west elevation of the first **storey**;

- (C) Despite regulations 40.10.40.70(4) and 40.10.40.1(1), **dwelling units** are permitted on the first **storey**;
- (D) Despite regulations 40.5.40.10(1) and 40.10.40.10(2), the height of any **building** or **structure** on the **lot** must not exceed the maximum height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law [Clerks to supply by-law ##], measured from the Canadian Geodetic Datum elevation of 94.33 metres;
- (E) Despite regulation 40.10.40.10(5), the maximum height of the first **storey** is 4.5 metres, measured from the finished floor to the finished floor of the **storey** above;
- (F) Despite regulation 40.10.40.40(1), the **gross floor area** must not exceed 2,300 square metres, of which:
  - (i) a maximum of 2,100 square metres may be used for residential **gross floor area**; and
  - (iii) a maximum of 200 square metres may be used for non-residential **gross floor area**;
- (G) A minimum of 50 square metres of non-residential **gross floor area** must be provided on the first **storey**;
- (H) The maximum number of permitted **dwelling units** is 33;
- (I) Despite regulation 40.10.40.50(1), **amenity space** must be provided and maintained as follows:
  - (i) a minimum of 105 square metres of indoors **amenity space**; and
  - (ii) a minimum of 130 square metres of outdoor **amenity space**;
- (J) Despite regulations 40.10.40.70(2) and 40.10.40.10(2) and 40.10.40.80(2), no above grade portion of any **building** or **structure** is located otherwise than wholly within the areas delineated by heavy lines shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (K) Despite clause 40.10.40.60 the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to supply by-law ##] as follows:
  - (i) Eaves, cornices, window sills, vents, ornamental elements, lighting fixtures, guardrails, balustrades, stairs, railings, and wheelchair ramps;
  - (ii) Balconies on **stories** 2 to 5 to a maximum of 0.8 metres on the north, south, and west elevations of the **building**;

- (iii) a canopy on the first **storey**, south elevation to a maximum of 2.5 metres;
- (L) Balconies are not permitted on the east elevation of the **building**;
- (M) Despite regulations 40.5.10(4)(6)(7), 40.5.40.10(5), and 40.10.40.10(2), the following **building** elements and **structures** are permitted to extend a maximum of 1.0 metres above the maximum height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law [Clerks to supply by-law ##] Trellis, parapets, guardrails, balustrades, balcony dividers, stairs, railings, landscape and greenroof elements, vents, stacks, roof anchors, elevator overrun, and mechanical equipment;
- (N) Despite regulations 40.10.80.20(1) and (2), the minimum distance between a **parking space** and a **lot line** is 0.2 meters;
- (O) Despite regulation 40.10.150.1(1), waste and recyclable materials may be stored in the side yard abutting Coxwell Avenue;
- (P) Despite the parking rates in clause 200.5.10.1, **parking space** must be provided as follows:
  - (i) 6 **parking spaces** – for the **dwelling units**;
  - (ii) 1 **parking spaces** – for the non-residential uses; and
- (Q) Despite regulation 200.15 or any provision of By-law No. 569-2013, as amended from time to time, a minimum of 1 **parking space** of the required **parking spaces** – for the **dwelling units** must be an **accessible parking space** as follows:
  - (i) the accessible **parking space** must have the following minimum dimensions:
    - i. Length of 5.6 metres;
    - ii. Width of 3.9 metres; and
    - iii. Vertical clearance of 2.1 metres;
  - (ii) an accessible barrier free aisle or path is not required along the length of an **accessible parking space**; and
  - (iii) an **accessible parking space** may or may not be the closest **parking space** to a main pedestrian access to the **building**;
- (R) Despite article 220.5.10, no **loading space** is required; and

Prevailing By-laws and prevailing Sections (None Apply)

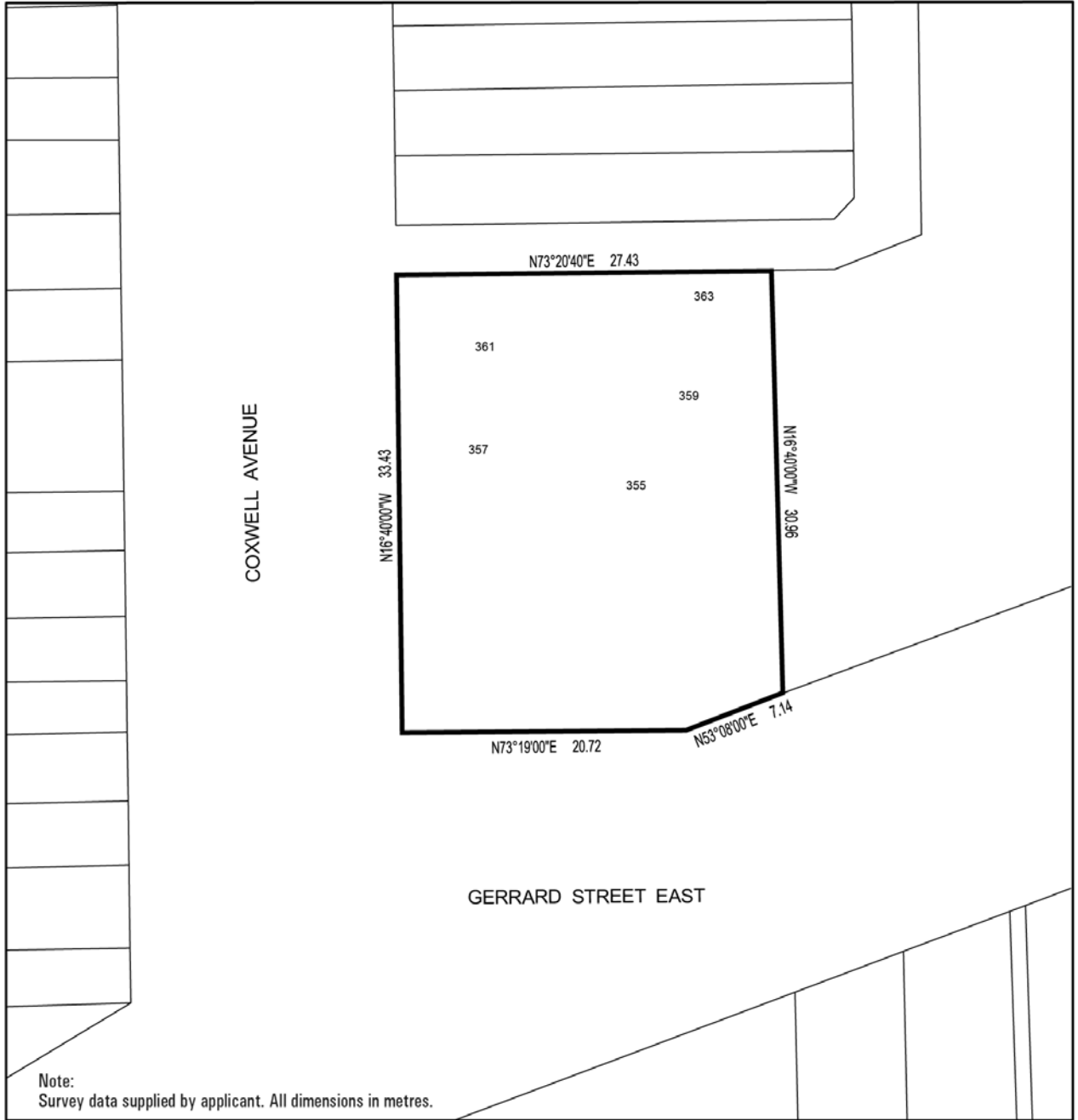
ENACTED AND PASSED this ~ day of ~, A.D. 20XX.

Name,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



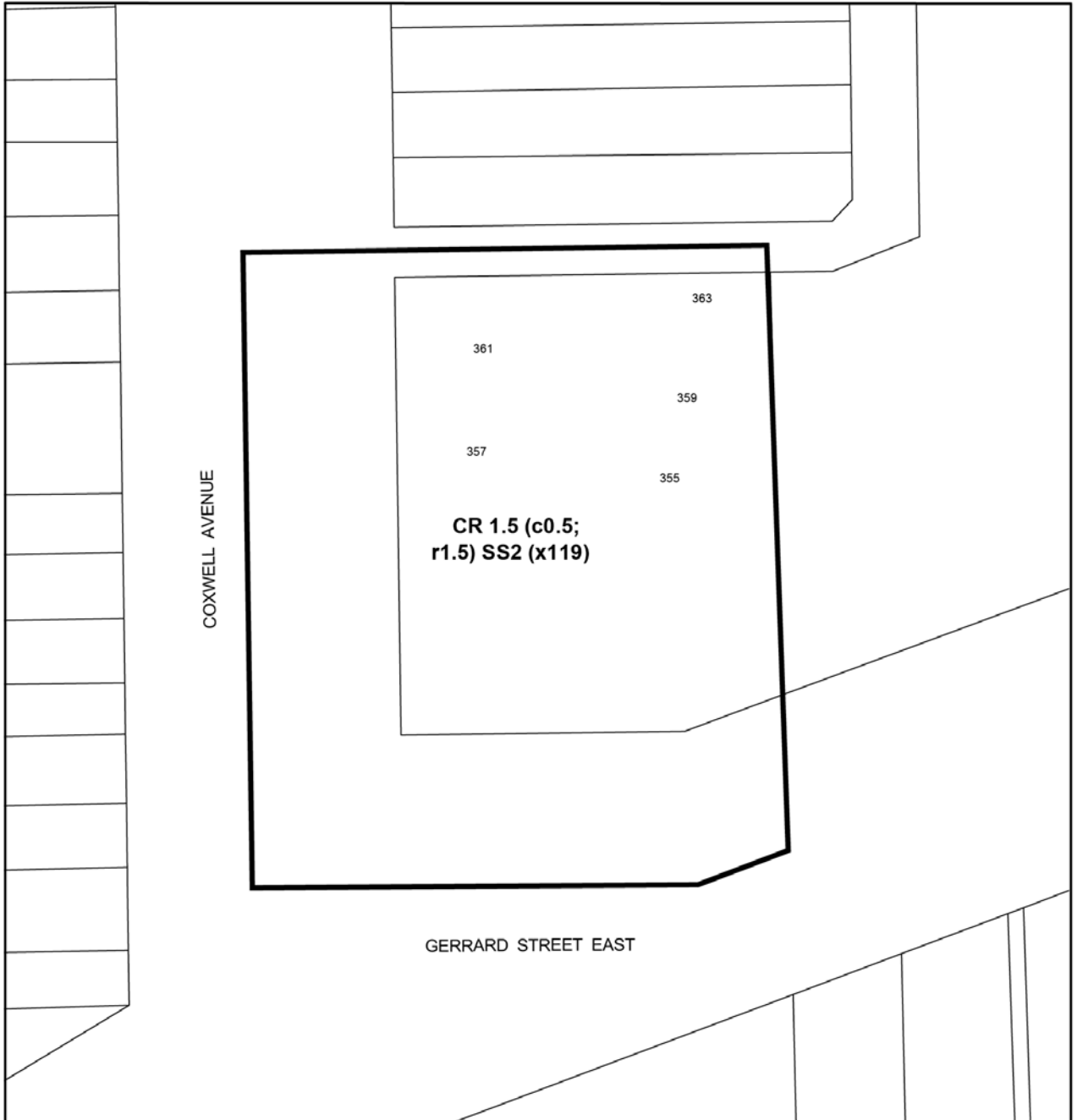


**TORONTO**  
Diagram 1

**355-363 Coxwell Avenue**

File # 16 198323 STE 32 0Z


City of Toronto By-Law 569-2013  
Not to Scale  
08/16/2017

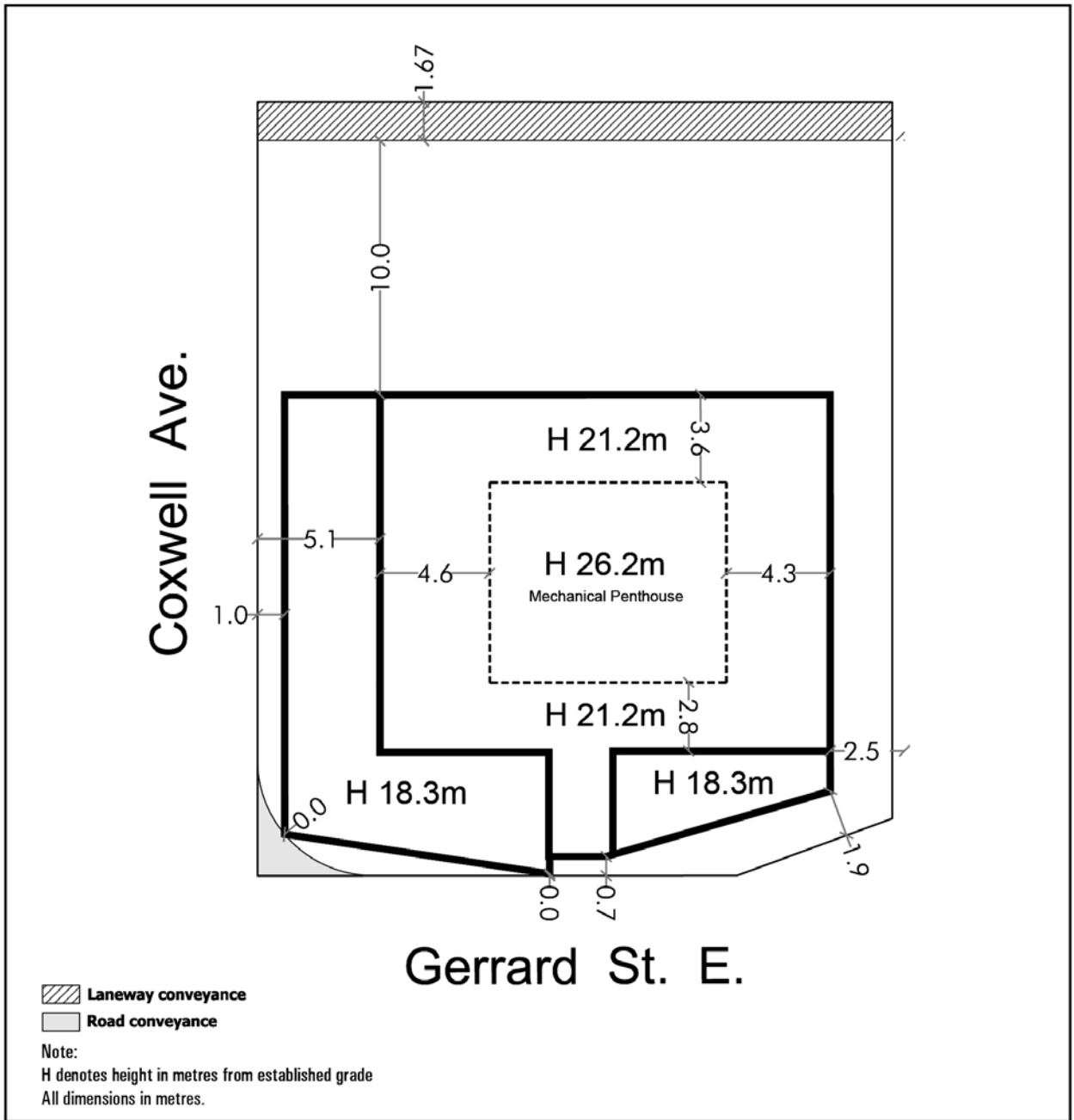


**Toronto**  
**Diagram 2**

**355-363 Coxwell Avenue**

File # 16 198323 STE 32 OZ

  
 City of Toronto By-Law 569-2013  
 Not to Scale  
 08/16/2017



**TORONTO**  
Diagram 3

**355-363 Coxwell Avenue**

File # 16 198323 STE 32 OZ

↑  
City of Toronto By-Law 569-2013  
Not to Scale  
08/16/2017