



STAFF REPORT ACTION REQUIRED

2 Gladstone Avenue –Zoning Amendment Application – Supplementary Report

Date:	January 26, 2009
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Davenport – Ward 18
Reference Number:	File No. 07-142554 STE 18 OZ

SUMMARY

The purpose of this report is to discuss implementing green features into the proposed building at 2 Gladstone Avenue, as directed by the Toronto and East York Community Council on January 13, 2009.

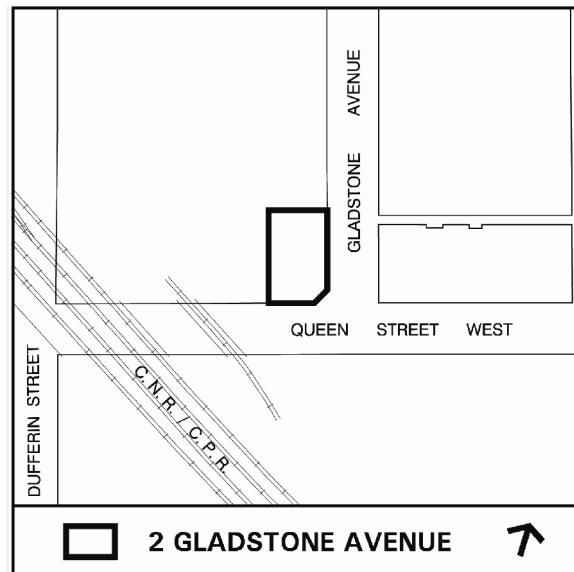
RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor to secure the green features listed in Attachment 1, within the Site Plan agreement for 2 Gladstone Avenue.

Financial Impact

The recommendations in this report have no financial impact.



DECISION HISTORY

Date	Action
July 24 th , 2006	Application for an eight-storey, mixed use building made to the Committee of Adjustment
October 18 th , 2006	Application refused at the Committee of Adjustment
November 6 th , 2006	Committee of Adjustment decision appealed to the Ontario Municipal Board by the applicant (this appeal was subsequently withdrawn)
April 5 th , 2007	New application for a Zoning By-law Amendment submitted for a seven-storey, mixed use building.
September 26 th /27 th , 2007	Council refused the application as submitted and adopted a modified Zoning By-law. http://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-09-26-cc12-dd.pdf
November 26 th , 2007	Council approved Zoning By-law appealed to the Ontario Municipal Board by the applicant.
January 13, 2009	Request for Direction report which recommends approval of a revised 8-storey design at 2 Gladstone http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-17830.pdf

ISSUE BACKGROUND

At its meeting on January 13, 2009, Toronto and East York Community Council directed staff to report directly to City Council on “the implementation of green features into the design of the building at 2 Gladstone Avenue.” This report will summarize the green features that are proposed for the building at 2 Gladstone Avenue and advise Council as to the method that should be used to secure such features.

COMMENTS

Green Development Standard Checklist

City Council adopted the Toronto Green Standard (formerly referred to as the Toronto Green Development Standard) in July 2006 to encourage developers to consider ways that they could add green features to their development projects on a voluntary basis. Every Zoning Amendment and Site Plan application to the City must be accompanied by a completed checklist. Submission of the checklist is required as part of a complete

application. The developer selects the items they intend to implement from the standard. The checklist is discussed in all final reports to Council.

Making the Green Development Standard Target Mandatory

In December 2008, City Council adopted a revised 2-tiered Toronto Green Standard (TGS). As part of the TGS, all Tier 1 performance measures will become requirements through the planning process. This process will start in September 2009. In the meantime, application of the Toronto Green Standard remains voluntary, however, the City strongly encourages each developer to implement as many items on the list as possible.

2 Gladstone Avenue

In the case of the proposed development at 2 Gladstone, the developer has agreed to implement the following green features from the Toronto Green Standard into the building:

- 10% of materials (based on value) harvested, manufactured and supplied within 800 km of project.
- Parking supply will not exceed minimum requirement in the Zoning Bylaw
- Provision of dedicated parking spaces for carpooling or car sharing
- Provision of dedicated parking spaces for ultra low emission vehicles
- Bicycle parking that meets or exceeds 0.75 spaces per dwelling unit (residential) or 1 space per 1,250m² of non-residential floor space
- Provision of secure bicycle storage for long-term parking
- Major entrance located within 200 metres of a transit stop
- Provision of opportunities for shade, reduced ultraviolet exposure and protection from inclement weather
- Direct integration with existing pedestrian routes
- Appropriate grading and surface treatment, in accordance with the Toronto Accessibility Design Guidelines and the Draft Toronto Streetscape Manual, as applicable
- Provision of clear and sufficient signage for pedestrians
- Provision of sufficient and appropriate lighting for pedestrians

- Provision of methods for minimizing air emissions and dust during construction and demolition
- Zero use of CFC-based refrigerants and Halons in fire suppression
- Light coloured roofing materials installed for 75% of the roof (roofing materials must have Surface Reflectivity Index greater than 78 and emissivity greater than 0.9 according to ASTM Standard 408)
- Combination of shading and light coloured materials for at least 50% of all hardscape, including surface parking, walkways and others (light coloured materials must have a reflectance of 0.3)
- Compliance to ASHRAE 55-2004 Thermal Comfort standards
- Compliance to ASHRAE 62-2004 Ventilation standards
- Provision of actions to control fungus, mold and bacteria
- 45% of materials, including adhesives, sealants, paints, coatings, carpets, composite wood and agrifiber products, are low-emitting
- New Construction, Building designed for a 25% improvement over the Model National Energy Code for Buildings
- 70% of fixtures are Energy Star compliant
- Where the developer is supplying appliances, 70% are Energy Star compliant
- Greater Toronto Area Conservation Authorities on-site Erosion and Sediment Control Guidelines adhered to during construction and demolition activities
- Stormwater on-site retained to the same level of annual volume of overland runoff allowable under predevelopment conditions
- All runoff retained on the site from small design rainfall events (typically 5 mm)
- Provision of drought-resistant plant materials
- Rainwater collected, treated (if necessary) and used for flushing toilets/urinals and/or irrigation
- All water fixtures meet efficiency standards - toilets: 6.0 L/flush; urinals: 3.8L/flush; faucets: 9.5L/min

- Where provided, all appliances meet efficiency standards - dishwashers: 38L; washing machines use 40% less water
- User-friendly and accessible handling and storage facilities provided for recyclable materials
- User-friendly and accessible handling and storage facilities provided for organic waste
- At least 7.5% of a project's materials (based on value) are comprised of recycled content
- Minimum protection distances and standards for tree protection barriers during construction have been adhered to according to Specifications for Construction Near Trees
- Native soil retained on site (or replaced, as necessary, with local soil of equal or better quality)
- Native trees, shrubs and ground cover planted on 50% of site area (excluding building footprint)
- No lighting directed towards the sky
- Each unit will be individually metered for water

In addition, the applicant has hired a LEED consultant to advise them on how it may be possible to achieve LEED status for the proposed building.

Securing Green Features

Given that the applicant has agreed to implement certain green features into the building at 2 Gladstone, they will need to be legally secured. City Legal staff has advised that the applicant should sign an Undertaking agreeing to incorporate the green features as a part of the Site Plan approval process. This agreement could be appended to any Order issued by the Ontario Municipal Board approving the zoning for the site. The green features would be listed in the Site Plan agreement, and included as part of the record drawing set.

The Site Plan agreement would be registered on-title binding future owners of the site. As well, the applicant would not be able to receive any building permits until the Site Plan agreement is executed.

Timing

This application has been appealed to the Ontario Municipal Board and a hearing has been set for February 4th, 2009. Staff are requesting direction for that Board hearing.

CONTACT

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SIGNATURE

Gary Wright, Chief Planner and Executive Director
City Planning Division

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Attachment 1: Green Features List

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