

41 Ossington Avenue – Rezoning Application – Preliminary Report

Date:	November 23, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	10 266103 STE 19 OZ

SUMMARY

This application proposes to redevelop the property at 41 Ossington Avenue with a five storey condominium, having ground floor retail, fronting Ossington Avenue and nine four-storey townhouse units fronting Rebecca Street. A total of 21 residential units are proposed between the condominium and townhouses, with 16 parking spaces to be provided.

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.

The application has been circulated to City departments and external agencies, where appropriate, for comment.

The next step is to undertake a community engagement process, which will include a community consultation meeting enabling the public to review the applicant's submission, and ask questions of City staff and the applicant.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 41 Ossington Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to redevelop the subject site with a five storey condominium fronting on Ossington Avenue and nine, four storey townhouses flanking Rebecca Street. The 18.4 metre tall condominium would begin to terrace back from Ossington Avenue and Rebecca Street after the third storey and would contain retail space on the ground floor along Ossington Avenue. The 9 townhouses would be attached to the rear of the 5 storey condominium, have a maximum height of 13.7 metres and would maintain a setback after the third storey along Rebecca Street and the rear of the units. Each townhouse is proposed to have a terrace on the second floor at the rear, above the parking space, and a front terrace on the fourth floor along Rebecca Street. The total gross floor area for the project is proposed at 3,064m² (32,981 sq.ft.), of which 233m² (2,508 sq.ft.) is proposed for commercial/retail uses.

A total of 16 parking spaces are proposed; eight of the townhouses will have individual parking spaces at the rear of the units that are accessed off the existing laneway at the east end of the site. The other eight parking spaces are proposed in four, double parking stackers integrated on the east end of the townhouses, along the private driveway. The existing driveway at the east end of the site, accessed off Rebecca Street, is proposed to be shared in common with the proposed townhouses at 28-30 Givens Street and the existing homes adjacent to the east.

For further statistical information, refer to the Application Data Sheet found at Attachment 8 of this report.

Site and Surrounding Area

The site, municipally referred to as 41 Ossington Avenue, is located on the north-east corner of Ossington Avenue and Rebecca Street. The rectangular shaped lot has an area of 1,098.0m² with 17.1 metres of frontage on Ossington Avenue and 64.6 metres flanking Rebecca Street.

The large two-storey brick building on the subject lands, recently used for a mix of commercial, warehousing and storage, is vacant and will be demolished.

Land uses surrounding the site are as follows:

- North: 3 storey main street character buildings containing a mix of commercial and residential uses along Ossington Avenue with two 2-storey semi-detached homes backing on to the site towards the rear of the property
- South: a 2 storey self storage warehouse along Ossington Avenue across Rebecca Street with two storey row houses on the south side of Rebecca Street
- East: 2 storey row houses
- West: 2 and 3 storey main street character buildings containing a mix of commercial and residential uses as well as 2 storey row houses across Ossington Avenue

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site has a split land use designation in the City of Toronto Official Plan. The west (front) half of the site, fronting Ossington Avenue, is designated as *Mixed Use Areas*, which is consistent with the rest of the lands along Ossington Avenue. The east (rear) half of the site, fronting Rebecca Street, is designated *Neighbourhoods*, which is consistent with the low-rise residential community to the east and north.

Mixed Use Areas provide for a broad range of commercial, residential and institutional uses subject to a number of development criteria. The policies of *Mixed Use Areas*

require new development to provide a transition between areas of different development intensity and scale.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than 4-storeys. The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. To ensure that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will:

- a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- c) front on to existing or newly created public streets wherever possible, with no gates limiting public access; and
- d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Toronto Official Plan is available on the City's website at:

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

Zoning

Under Former City of Toronto Zoning By-law 438-86 the subject property has both a Commercial/Residential (CR) and Residential (R) designation. The west portion of the site, fronting Ossington Avenue, is zoned CR T2.5 C2.0 R1.5, while the east portion, fronting Rebecca Street, is zoned R4 Z1.0 (Attachment 6). The CR zoning classification permits a mix of commercial and residential uses, including an apartment building, up to a total density of 2.5 times the area of the lot, of which a maximum of 2.0 times the area of the lot is permitted to be commercial and 1.5 times the area of the lot residential. The maximum permitted height for the CR portion of the site is 14.0 metres. The R4 zoning classification permits a wide range of residential, including a row house, uses up to a total density of 1.0 times the area of the lot. The maximum permitted height for the R portion of the site is 10.0 metres.

At its meeting of August 25-27, 2010, City Council adopted a new, harmonized, Zoning By-law for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. The new Zoning By-law continues to generally split-zone the property into Commercial Residential and Residential designations and maintains the maximum density and height limits of Zoning By-law 438-86 (Attachment 7).

While the By-law is under appeal, the provisions of both the former zoning by-laws and the new zoning by-law are in effect for sites that are subject to Zoning By-law 1156-2010.

Site Plan Control

An application for Site Plan Control has been submitted and is currently being reviewed by City Staff in conjunction with the subject rezoning application.

Reasons for the Application

An amendment to the Zoning By-law is required to permit the height and density of the development proposed for this site.

City Planning staff have also identified that an Official Plan Amendment application is required. The current submission proposes to provide parking for the 5 storey condominium at the rear of the site in parking stackers integrated into the east end of the townhouses. The 5 storey condominium is proposed to be built on lands that are designated as *Mixed Use Areas* while the townhouses and parking stackers would be built on land designated as *Neighbourhoods*. The *Neighbourhoods* policies do not provide for the functions of condominiums built on lands designated *Mixed Use Areas*, such as parking spaces, to be accommodated on abutting *Neighbourhoods* designated lands.

COMMENTS

Application Submission

The applicant has provided a Planning Rationale Report, Toronto Green Development Standards checklist, Stormwater Management Report and Transportation Overview Report in support of their application.

Additional studies and/or analysis may be identified through the evaluation of the application.

A Notification of Complete Application was issued on October 27, 2010.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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.

Issues to be Resolved

On a preliminary basis, issues to be resolved prior to the presentation of a Final Report include the following:

1. The submission of an Official Plan Amendment application;
2. The appropriateness of the proposed density and height of the development;
3. Determining if the built form, massing and location of the proposed building is appropriate and provides a suitable relationship with the adjacent properties;
4. Ensuring that the development satisfies the *Neighbourhoods* policies found in Section 4.1.9 of the Official Plan.
5. The treatment of the building base and ground floor of the building and their relationship to the streetscape;
6. Adequacy of indoor and outdoor on-site amenity area, including location, size and programming;
7. Vehicular access and circulation on-site; and
8. The location, provision and access to vehicular parking and loading on site, especially given the split Official Plan designations that apply to the lands.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Former City of Toronto Zoning By-law (map)

Attachment 7: New city-wide Zoning By-law (map)

Attachment 8: Application Data Sheet

Architectural site plan for a proposed building at the intersection of Rebecca Street and Ossington Avenue. The plan shows a large rectangular building footprint with various internal divisions and labels. Key features include a 'PROPOSED GARAGE' at the top left, a 'PROPOSED BIKES' area at the bottom left, and a 'PROPOSED BIKES' area at the bottom right. The building is divided into several sections, including 'ONE STORY', 'TWO STOREYS', 'THREE STOREYS', and 'FOUR STOREYS'. A 'PROPOSED BIKES' area is located at the bottom left, and a 'PROPOSED BIKES' area is located at the bottom right. The plan also shows 'EXIST' and 'PROPOSED' lines for the building footprint, and a 'PROPOSED BIKES' area at the bottom left. A north arrow is located in the top right corner. A scale bar is located in the bottom right corner. A legend is located in the bottom left corner. A title block is located in the bottom right corner.

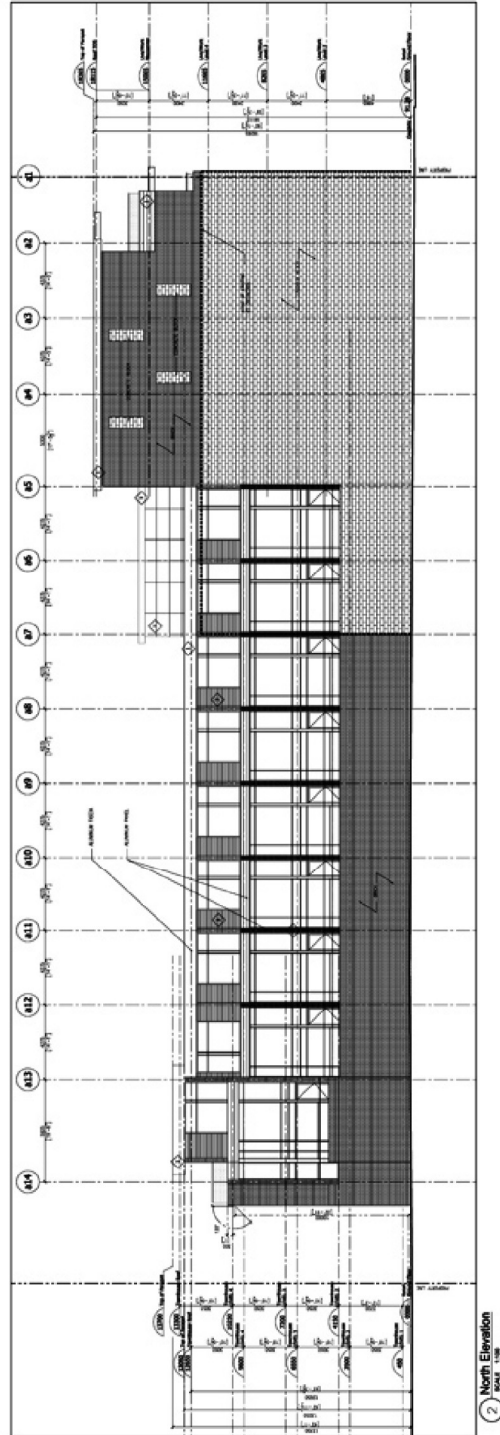
41 Ossington Avenue

Applicant's Submitted Drawing

Not to Scale
11/16/10

File # 10_266103

Attachment 2: North Elevation



North Elevation

North Elevation

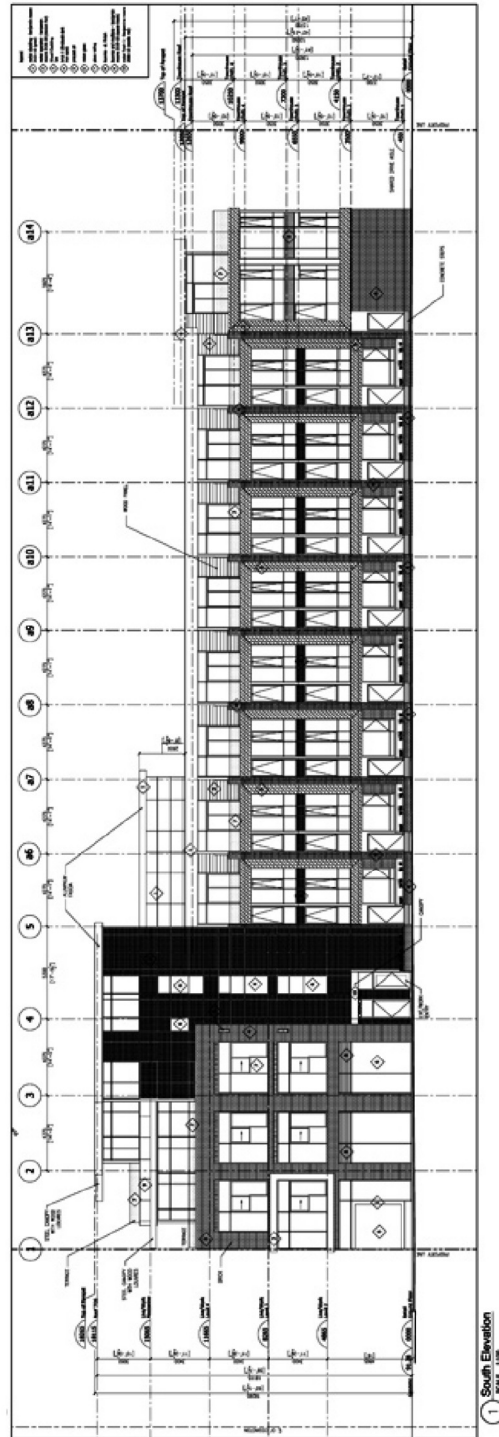
Applicant's Submitted Drawing

Not to Scale
11/16/10

41 Ossington Avenue

File # 10_266103

Attachment 3: South Elevation



South Elevation

South Elevation

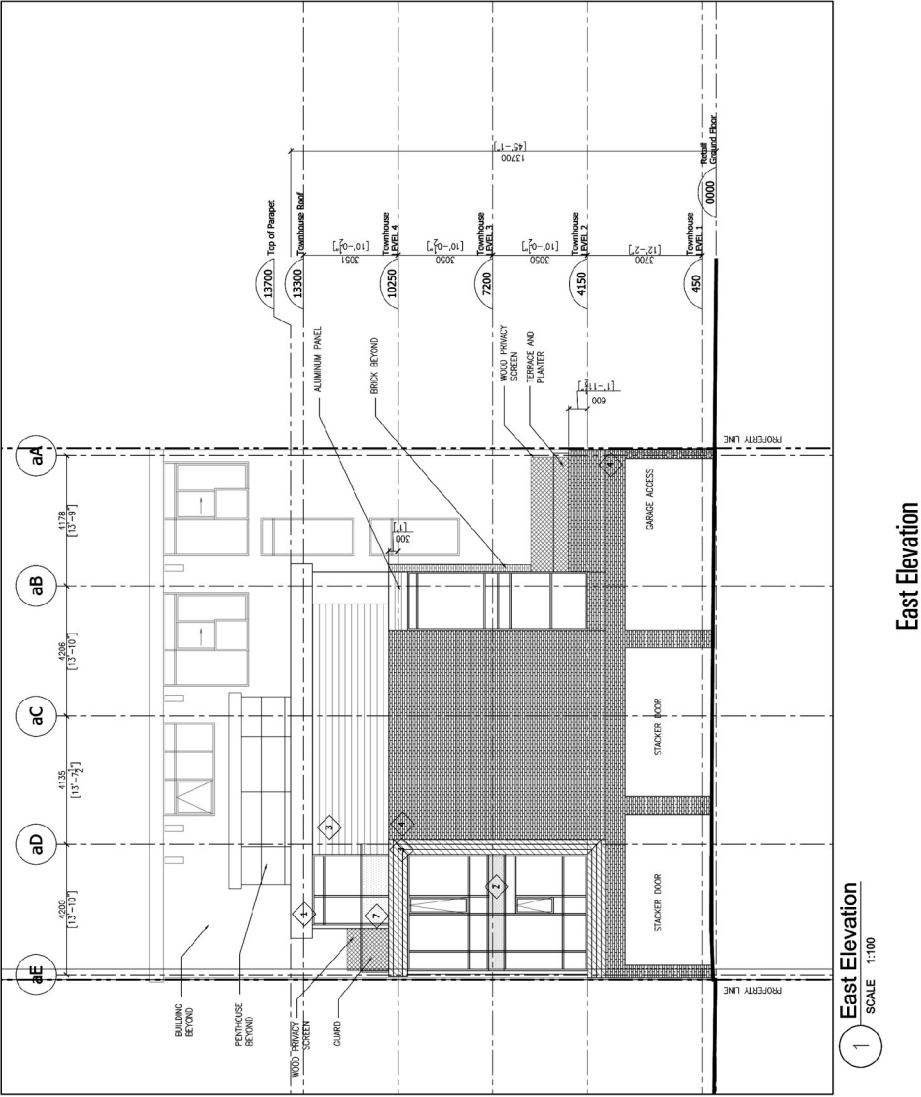
41 Ossington Avenue

Applicant's Submitted Drawing

Not to Scale
11/16/10

File # 10_266103

Attachment 4: East Elevation

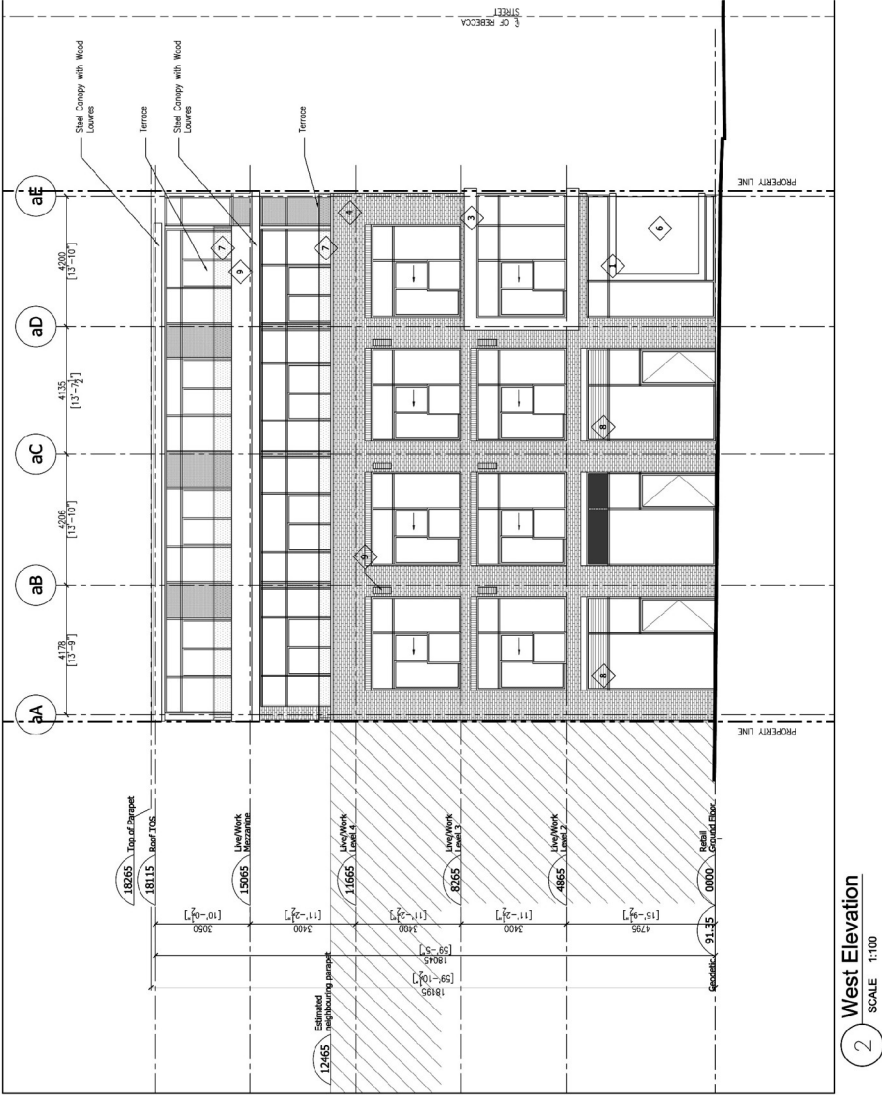


East Elevation
Applicant's Submitted Drawing
Not to Scale
11/16/10

41 Ossington Avenue

File # 10_266103

Attachment 5: West Elevation



West Elevation

West Elevation

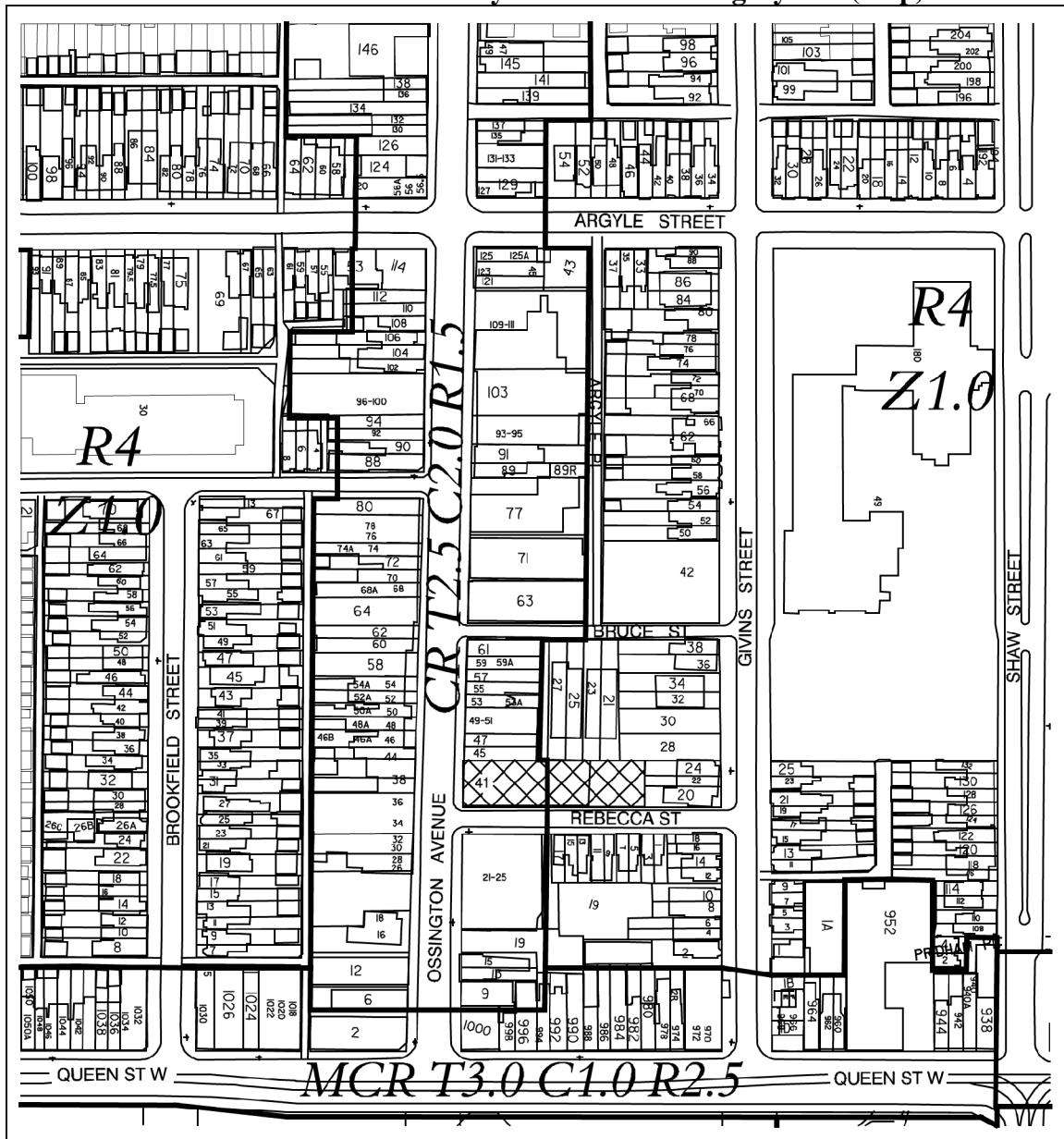
Applicant's Submitted Drawing

Not to Scale
11/16/10

41 Ossington Avenue

File # 10_266103

Attachment 6: Former City of Toronto Zoning By-law (map)



41 Ossington Avenue

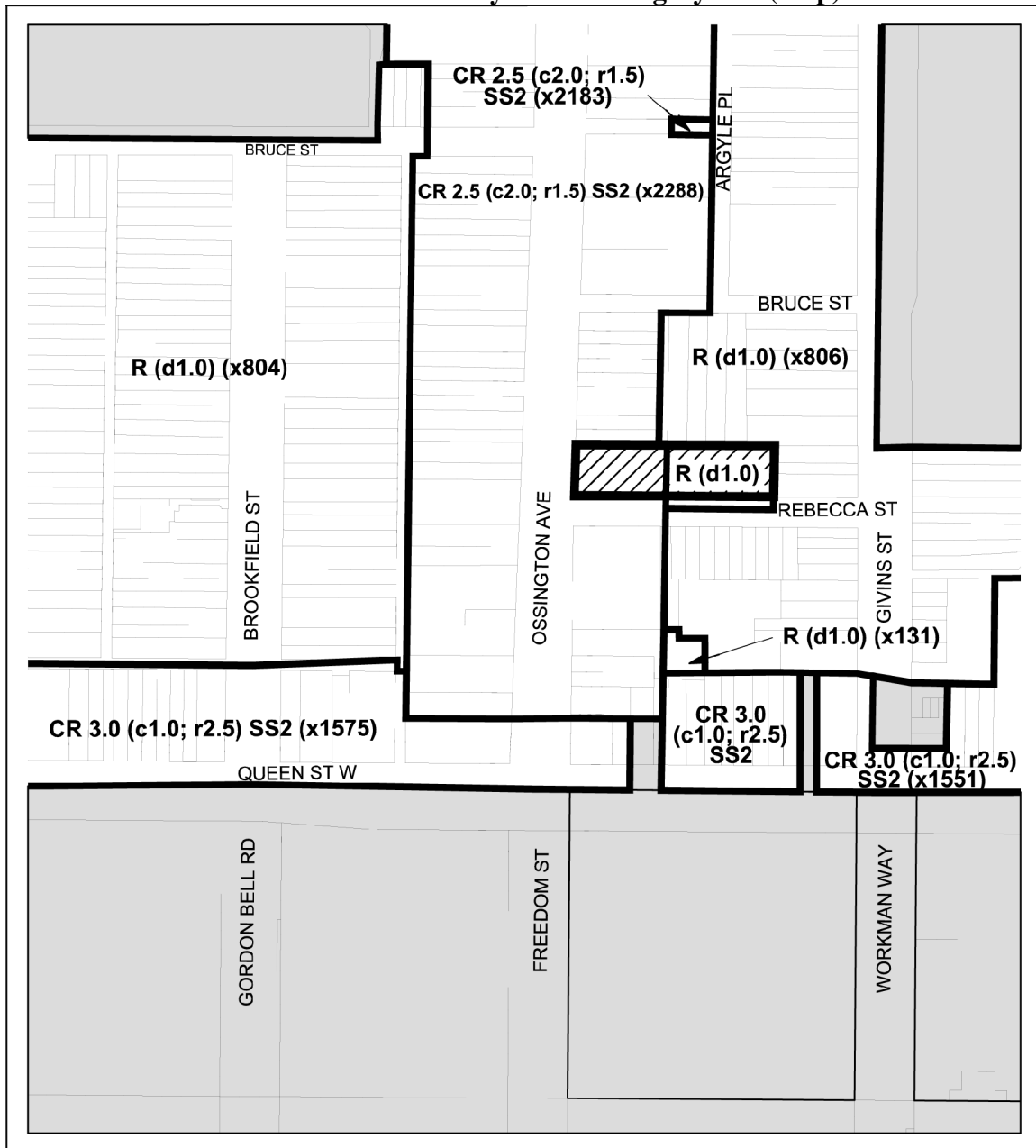
File # 10_266103

R4 Residential District
MCR Mixed-Use District
CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 11/16/10 - NRS

Attachment 7: New city-wide Zoning By-law (map)



Toronto City Planning
Zoning

41 Ossington Avenue
File # 10 266103

Not Part of By-Law 1156-2010
R Residential
CR Commercial Residential

City of Toronto By-Law 1156-2010
Not to Scale
11/17/10

Attachment 8: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 266103 STE 19 OZ
Details	Rezoning, Standard	Application Date:	September 27, 2010

Municipal Address:	41 OSSINGTON AVE
Location Description:	PLAN D203 PT LOT 2 **GRID S1906
Project Description:	Rezoning application for mixed use building containing commercial at grade - 4 storeies of residential - 12 residential condos with 9 townhouses of Rebecca ave.- 8 car parking spaces on parking stacker. Please see 10 266096 STE for Site Plan Approval Application

Applicant:	Agent:	Architect:	Owner:
ARMSTRONG HUNTER & ASSOCIATES			41 OSSINGTON LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods, Mixed Use Areas	Site Specific Provision:
Zoning:	R4 Z1.0 CR T2.5 C2.0 R1.5	Historical Status:
Height Limit (m):	14, 10	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1098	Height:	Storeys:	5
Frontage (m):	17.13		Metres:	13.3
Depth (m):	64.56			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	2831		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	233		Loading Docks	0
Total GFA (sq. m):	3064			
Lot Coverage Ratio (%):	0			
Floor Space Index:	2.79			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2831	0
Bachelor:	0	Retail GFA (sq. m):	233	0
1 Bedroom:	9	Office GFA (sq. m):	0	0
2 Bedroom:	3	Industrial GFA (sq. m):	0	0
3 + Bedroom:	9	Institutional/Other GFA (sq. m):	0	0
Total Units:	21			

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