

255 Christie St - Official Plan and Zoning Amendment Applications - Preliminary Report

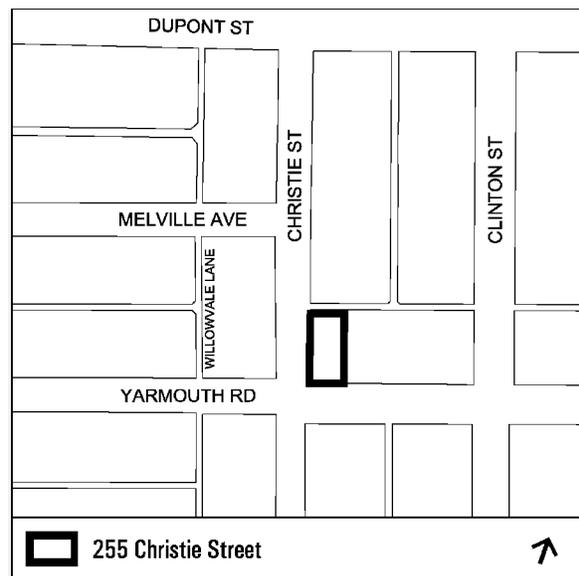
Date:	August 9, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	11 225334 STE 20 OZ /11 241010 STE 20 OZ

SUMMARY

This application proposes to amend the Official Plan and Site Specific By-law No. 630-2006 to permit the construction of a 4-storey mixed-use building, at the north-east corner of Christie Street and Yarmouth Road at 255 Christie Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A statutory public meeting is targeted for the fourth quarter of 2011. The target date assumes that applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 255 Christie Street 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.

DECISION HISTORY

An Official Plan Amendment, Rezoning and Site Plan Approval applications were submitted on October 18, 2005 for 13 residential units on the site, consisting of 2 semi-detached units and 11 row townhouses. Parking for 15 vehicles was also to be provided. In addition, a lane widening was also required. City Council approved the two applications on July 27, 2006 in the form of an Official Plan Amendment, which was not given a by-law number, but was incorporated into the new Official Plan and Site Specific By-law 630-2006 which permitted the proposed residential development.

After receiving City Council approval the applicant decided not to build the 11 row townhouses but instead applied to the Committee of Adjustment for a severance to permit the construction of two pairs of semi-detached dwellings and one detached house. The Committee approved the request on October 13, 2009.

The applicant then amended his Site Plan Approval application to allow for three phases. The first phase included a pair of semi-detached dwellings. The second phase included a detached dwelling and a second pair of semi-detached dwellings. The third phase proposed was for a four storey mixed-use building. Planning staff did not object to the first two phases, but advised the applicant that the third phase would require an amendment to the Official Plan for a mixed-use building and a Rezoning application because of the proposed changes to Site Specific By-law 630-2006.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the approved proposal for 11 row townhouses by constructing a 4-storey (12.7 m) mixed-use building, consisting of ground floor retail with apartments above. The application would maintain the previously approved semi-detached building and a detached house. The mixed-use building is proposed to have 9 parking spaces, 1 of which is for visitors. The applicant is proposing four, double vehicle stackers for 8 of the parking spaces to be located at-grade, inside the building. One visitor parking space is proposed to be located at the rear of the proposed building. No loading space is being proposed at this time.

Site and Surrounding Area

The site is located on the north-east corner of Christie Street and Yarmouth Road, generally surrounded by a low rise residential neighbourhood. The site is currently vacant and was previously the site of a church that has been demolished.

North: An east-west public laneway. Further north is a detached house at 263 Christie Street.

South: Yarmouth Road. Further south is a dental clinic located in a house form building at 249 Christie Street.

East: Phase 1 and 2 of this project which consists of a recently built detached house and 2 pairs of recently built semi-detached houses.

West: On the west side of the street are three buildings, which include: 226 Christie Street, a two storey building with an office at-grade and a residential unit above; 228 Christie Street, is a laundromat with a residential unit above; and 230 Christie Street, is a corner variety store at grade with a residential unit above.

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 is designated *Neighbourhoods* in the Official Plan's Land Use Plan (Map 18).

Policy 5 of the *Neighbourhoods* section 4.1 of the Official Plan states that new developments in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood. This infill project should have regard for the following specific policies: patterns of streets, blocks and lanes, parks and public building sites; heights, massing, scale and dwelling type of nearby residential properties; and prevailing patterns of rear and side yard setbacks and landscape open space.

Further, Policy 7 of the Neighbourhoods section states that where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, of Section 4.1 having regard for both form and relationship to adjacent development in the *Neighbourhood*.

Zoning

The site is zoned under Site Specific By-law 630-2006 which allows for 11 row townhouses and two semi-detached houses. Site Specific By-law 630-2006 allows for a maximum of 2,258 square metres of residential floor area as well as restricting the location of the buildings on the site. A height limit of 10 metres applies to the entire site.

Site Plan Control

The application is subject to Site Plan Approval. A revised site plan application for the third phase of the project will be submitted by the applicant after the recommended community consultation meeting is held with the public.

Tree Preservation

The applicant's arborist report from 2005 indicated that there were 7 significant and healthy trees on the site or within the City's boulevard. Six of those trees remain healthy and will be protected based on a tree preservation and protection plan. The remaining Tree no. 4, a large Sugar Maple tree was hit by lightning and seriously damaged in the spring of 2007. A permit to injure or destroy the tree was issued by City's Urban Forestry Services on June 18, 2007 and the tree has been removed.

Other By-law

The subject site is subject to both Site Specific By-law 630-2006 as well as the general Zoning By-law 438-86.

Reasons for the Application

The proposed construction of the 4 storey mixed-use building requires an Official Plan Amendment, as the subject site is designated *Neighbourhoods* and the proposed retail use for the mixed-use building is not permitted in a *Neighbourhoods* designated area.

The proposed construction of the mixed-use building is not permitted on the subject site either by the Site Specific By-law 630-2006 or Zoning By-law 438-86, as the original site was approved for a mix of row townhouses and a pair of semi-detached houses. Also, the proposed height of the mixed-use building exceeds the 10 metre maximum permitted height by 2.7 metres. Additional areas of non-compliance with the Site Specific Zoning By-law such as setbacks and landscaped open space will be identified through the review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: Planning Rationale; Toronto Green Standard checklist and an Arborist Report.

City staff are reviewing the application for completeness.

Issues to be Resolved

The proposal raises planning issues, including but not limited to:

1. Consistency with the Official Plan policies.
2. The overall height and massing of the building and its relationship to the existing neighbourhood to the north and east of the site in terms of scale and setback.
3. The type of commercial uses that will be permitted on the ground floor of the proposed mixed-use building.
4. The amount of parking being provided for the site.

Toronto Green Standard

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.

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

CONTACT

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SIGNATURE

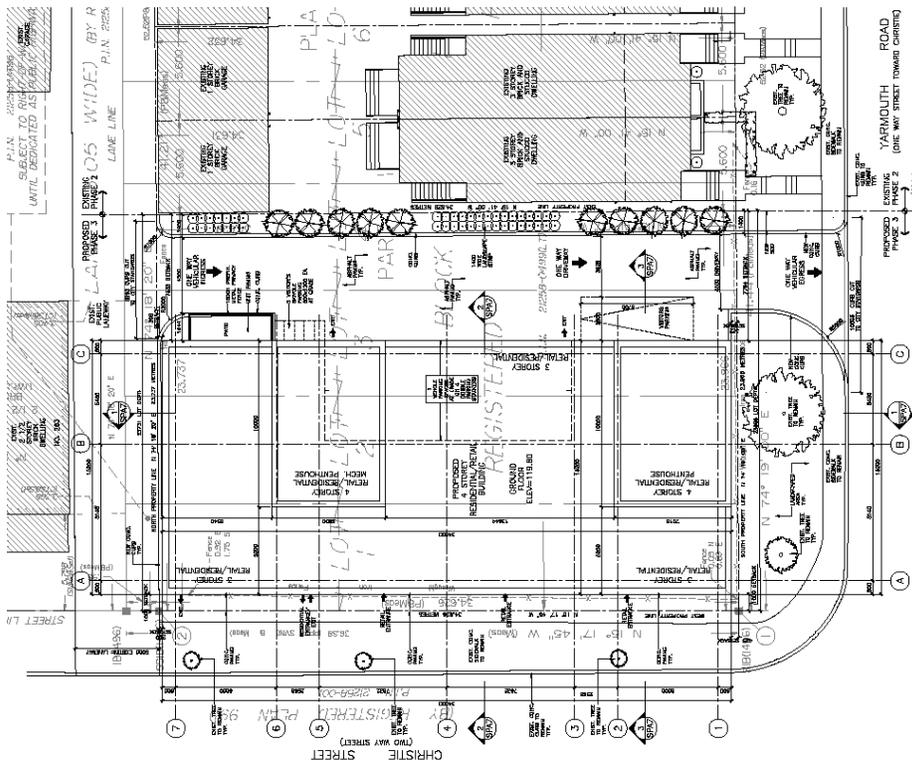
Gregg Lintern, Director. MCIP, RPP
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2a: Elevations – North and South
Attachment 2b: Elevations – West and East
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



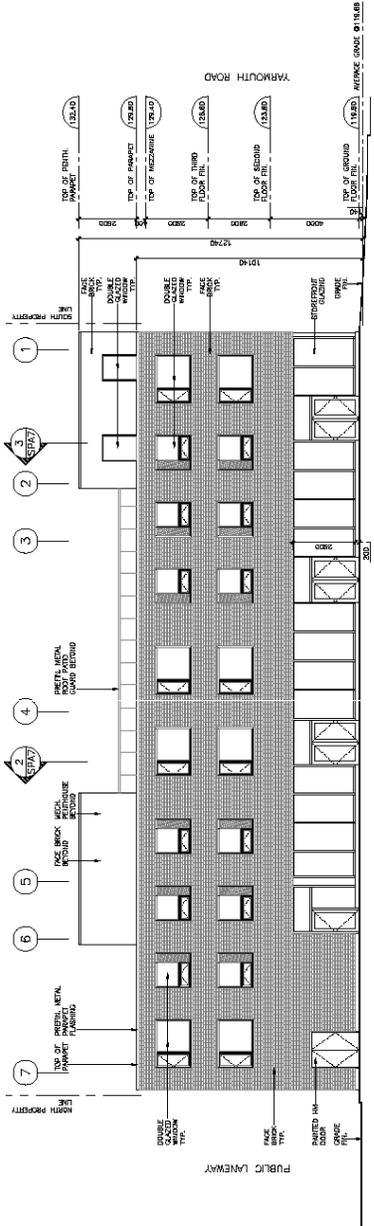
255 Christie Street

File # 11 2253340Z, 11 241010 STE

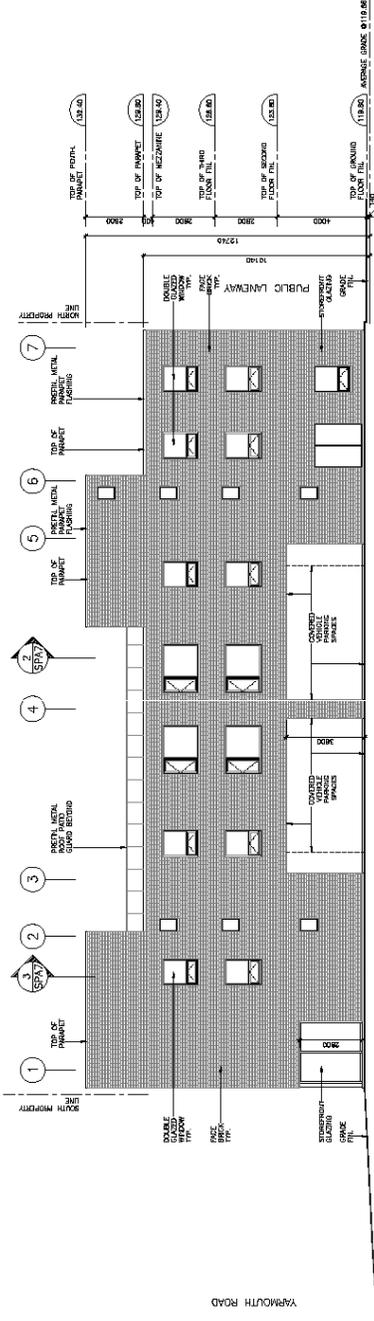
Site Plan
 Applicant's Submitted Drawing

Not to Scale
 07/21/2011

Attachment 2b: Elevations – West and East



West



East

255 Christie Street

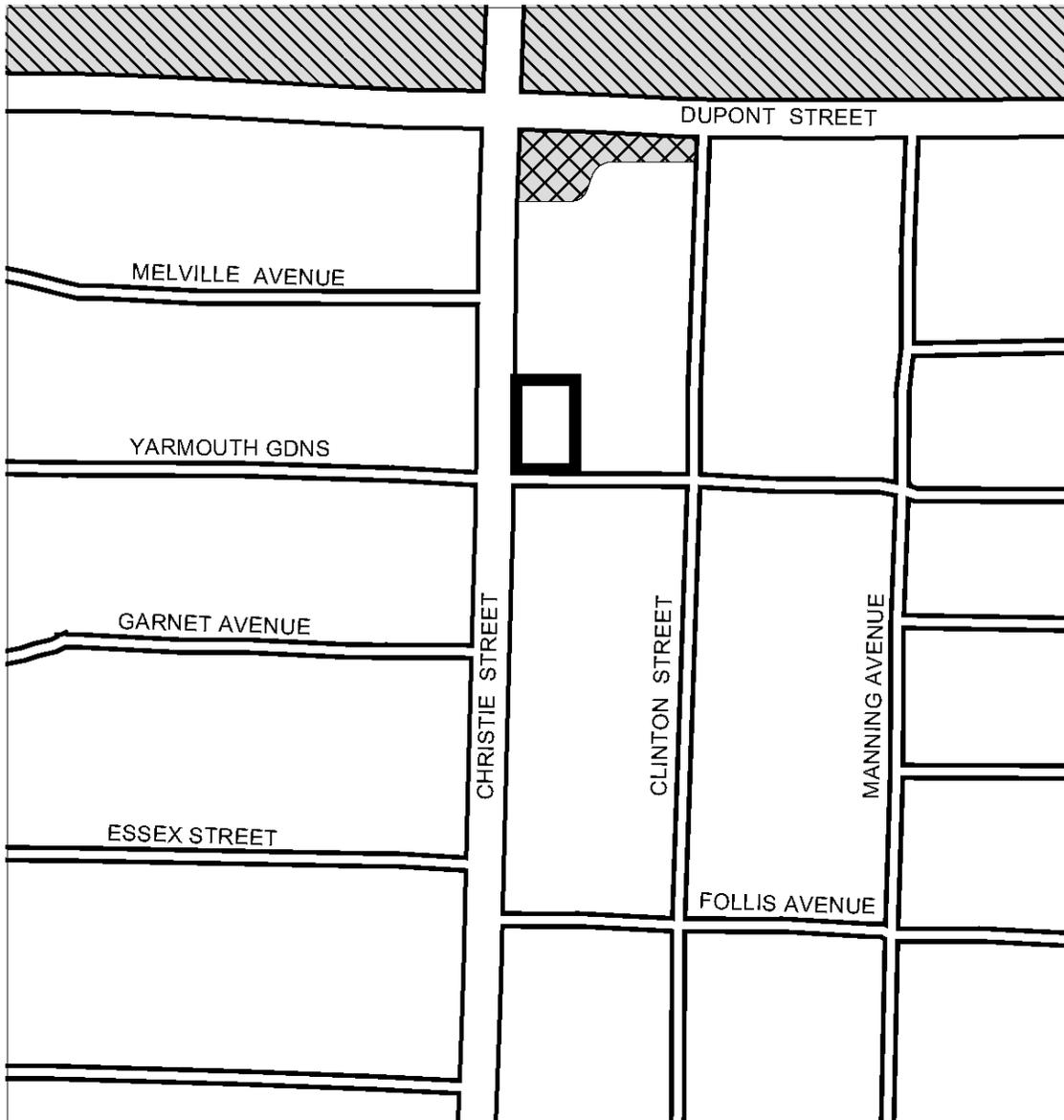
Elevations

Applicant's Submitted Drawing

Not to Scale
07/21/2011

File # 11 225334 0Z, 11 241010 STE

Attachment 3: Official Plan



Toronto City Planning
Official Plan

255 Christie Street

File # 11 225334 OZ, 11 241010 STE

-  Site Location
-  Neighbourhoods
-  Mixed Use Areas
-  Employment Areas


 Not to Scale
 07/22/2011

Attachment 4: Zoning



255 Christie Street

File # 11_225334_02

- R2 Residential District
- R4 Residential District
- MCR Mixed-Use District
- IC Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/10/11

Attachment 5: Application Data Sheet

Application Type	OPA, Rezoning	Application Number:	11 225334 STE 20 OZ
Details	Rezoning, Standard	Application Date:	June 23, 2011
Municipal Address:	255 CHRISTIE ST		
Location Description:	PLAN 991 BLK 1 PT LOTS 1 TO 7 RP 66R23967 PART 1 **GRID S2001		
Project Description:	Official Plan Amendment and Rezoning application to construct new 4 storey mixed-use building with retail at ground floor and residential above - 16 residential units - 9 parking space at grade - Building to be constructed on the North East Corner of Christie and Yarmouth.		

Applicant:	Agent:	Architect:	Owner:
ROBERT CHANG, ARCH.			1405868 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision: 630-2006
Zoning:	R4 Z1.0	Historical Status:
Height Limit (m):	10	Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	825.8	Height:	Storeys:	4	
Frontage (m):	34.626		Metres:	12.74	
Depth (m):	23.966				
Total Ground Floor Area (sq. m):	429.6				Total
Total Residential GFA (sq. m):	1338.6		Parking Spaces:	9	
Total Non-Residential GFA (sq. m):	262.8		Loading Docks	0	
Total GFA (sq. m):	1601.4				
Lot Coverage Ratio (%):	52				
Floor Space Index:	1.94				

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	11
2 Bedroom:	4
3 + Bedroom:	1
Total Units:	16

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1338.6	1338.6	0
Retail GFA (sq. m):	262.8	262.8	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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