

2-6 Lisgar Street - Zoning Amendment Application - Preliminary Report

Date:	December 8, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	11 315960 STE 18 OZ

SUMMARY

This application proposes to develop the site at 2-6 Lisgar Street with a mixed-use building consisting of a 6-storey podium, and two residential towers above. The residential towers are proposed to have heights of 18 storeys and 21 storeys.

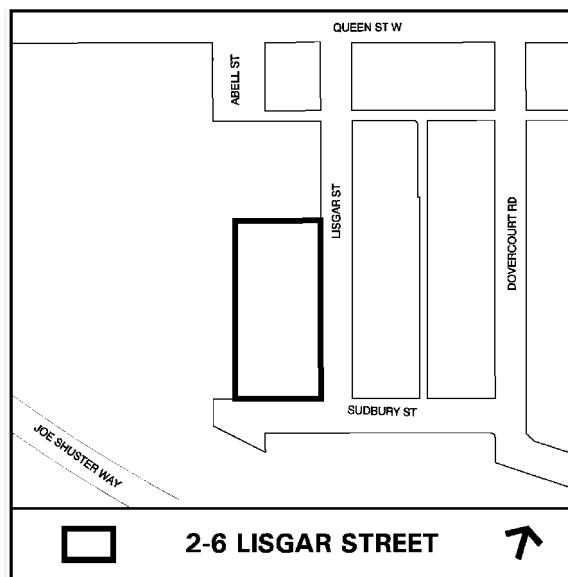
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A Community Consultation meeting was held on December 7, 2011. A Final Report and Statutory Public Meeting are targeted for the second quarter of 2012. The target date assumes that applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Notice for the public meeting under the *Planning Act* be given according to the regulations under the *Planning Act* for the lands at 2-6 Lisgar Street.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On June 23, 2008, Baywood Homes filed an appeal to their Zoning By-law Amendment and Site Plan Control Applications to the Ontario Municipal Board (OMB File No. PL081527). Since the time of the 2008 appeal, Baywood Homes sold the site to a new property owner.

On November 17, 2010, the new owner of the lands, and current applicant submitted a revised Zoning By-law Amendment Application to the City. The applicants revised proposal consisted of a residential condominium building containing of a total of 479 dwelling units (including live/work units), with an overall gross floor area of 31,353m², contained within two (2) residential towers on top of a 2-storey base. The towers would have been 14-storeys and 16-storeys, and would have overall heights of 44.5 metres and 51.1 metres respectively. The ground floor of the proposal was to contain 11 live/work units and 207m² of retail/commercial gross floor area. The second floor was proposed to contain 1,847 m² of gross floor area dedicated to commercial and/or artist studio space. An overall density of 5.28 times the area of the lot was proposed. The applicant also proposed to convey approximately 260 m² of land to the City for parkland purposes as part of their application.

The applicant also proposed to provide parking for 495 vehicles within 5-levels of underground parking. Of the 495 parking spaces provided, 100 parking spaces would be owned and operated by the Toronto Parking Authority. Access to the underground parking garage is provided via a ramp connecting to the private driveway running east-west through the site.

A Request for Direction Report from the Director, Community Planning, Toronto and East York District, and dated January 18, 2011 was before Toronto and East York Community Council on February 16, 2011 and adopted by City Council on March 8 and 9, 2011. That Request for Direction Report sought Council authorization to direct the City Solicitor and necessary City staff to attend at the Ontario Municipal Board (OMB) in support of the position contained within the January 18, 2011 report.

An OMB hearing dealing with the November 17, 2010 submission was held on April 11, 2011 (OMB File No. PL081527). In its Decision dated May 6, 2011, the OMB allowed the appeals to the Zoning By-law and approved a revised Draft Zoning By-law. At the time of writing of this report, the OMB remains seized of the Site Plan Control Application required which was also appealed to the OMB.

ISSUE BACKGROUND

Proposal

On November 24, 2011 the applicant made a Zoning By-law Amendment application to further amend the Ontario Municipal Board approved Zoning By-law.

The proposal currently before the City is for a mixed use building containing a total of 663 dwelling units (including 4 live/work units), with an overall gross floor area of 42,234 m², contained within two (2) residential towers a top of a 6-storey podium. The height of the towers is proposed to be 18 storeys and 21 storeys, having overall building heights of 55.8 metres and 64.5 metres respectively. The ground floor is proposed to contain 4 live work units fronting onto Abell Street, 55m² of retail space fronting onto Lisgar Park, a paid parking lot for the Toronto Parking Authority, the residential lobby entrance for the condominium, and an entrance for the non-residential uses proposed for the second floor. The second floor is proposed to contain 3,513m² of gross floor area which the applicant has indicated would be provided to the City or an arts organization acceptable to the City as part of a Section 37 contribution. The overall density proposed for this site is 7.11 times the lot area.

The revised proposal also seeks to provide 513 resident parking spaces in four levels of underground parking. Of the 513 parking spaces, 120 spaces will be owned and operated by the Toronto Parking Authority.

The following chart provides a comparison of the new proposal versus the proposal approved by the OMB in May 2011.

	May 6, 2011 OMB approved Proposal	November 24, 2011 submission	Difference (+/-/No Change)
Lot Area	5,940m ²	5,940m ²	No change
Gross Floor Area -Non- Residential	0.7 times the lot area (or 4,158m ²)	3,568 m ²	-590 m ²
Gross Floor Area - Residential	26,957m ²	38,666 m ²	+ 11,709 m ²
Overall Density	5.28 times the area of the lot	7.11 times the area of the lot	+1.83 times the lot area
Building Height (storeys and metres)	14-storeys (44.5 metres) 16-storeys (51.1 metres)	18-storeys (55.8 metres) 21-storeys (64.5 metres)	+4-storeys (+ 11.3 metres) + 5-storeys (+ 13.4 metres)
Number of Units	479 dwelling units	663 dwelling units	+ 184 dwelling units

Amenity Space	Indoor- 958m ² Outdoor- 1,015m ²	Indoor- 1000m ² Outdoor- 1480m ²	+42 m ² Indoor +465m ² Outdoor
Number of Vehicular Parking Spaces – Resident, Visitor/TPA	395 Resident Spaces 100 Visitor/TPA Spaces	393 Resident Spaces 120 Visitor/TPA Spaces	- 2 Resident Spaces +20 Visitor/TPA spaces
Number of Bicycle Parking Spaces	371	371	No Change

Site and Surrounding Area

The site is 5,940 square metres and is currently occupied by a one and two-storey warehouse building. Development in the vicinity is as follows:

North: north of the proposed park is Postal Station C, which is listed on the Toronto Heritage Properties Inventory. Two to three-storey buildings dominate the north side of Queen Street. A new park is proposed immediately north of the site and west of the postal station.

West: Immediately west of the site is a 20-storey mixed use building. Further west are a number of residential buildings ranging in height from 8 to 19-storeys.

East: a nine-storey residential building and an Ontario Municipal Board approved fourteen-storey (41 metres) residential building at 45 Lisgar Street.

South: Sudbury Street forms the southern edge of the subject site and low scale industrial buildings run along the south side of Sudbury Street.

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 *Regeneration Area* in the City of Toronto Official Plan. *Regeneration Areas* are areas of the City with a mix of uses including commercial, residential, live/work, institutional and light industrial. These areas are no longer in productive urban use due to shifts in the local or global economies, but they represent an opportunity to direct growth in the City.

The site is within the Garrison Common North Secondary Plan Area. The Secondary Plan's major objectives include:

- ensuring that new development be integrated into the established city fabric;
- permitting a variety of land uses and densities;
- community services and facilities; and
- a range of housing types in terms of size, type, affordability and tenure.

Within the Secondary Plan, the site is located in Area 2 which has specific policies regarding studies that need to be completed prior to significant development. These include urban design guidelines, an open space plan, a community services strategy, a community improvement strategy, and environmental and transportation policies. City staff have drafted Official Plan and Zoning By-law amendments to address these issues but they are not yet in force. Urban design guidelines have not been prepared.

With respect to urban structure and built form, the Plan calls for new developments to be designed to easily adapt to conversion with particular focus on:

- use of street level spaces;
- ability to facilitate changes in market demand for services and activities;
- ability to provide for a range of dwelling types, with an emphasis on grade-related units that are suitable for households with children; and
- shared open space, parking facilities and servicing areas between development parcels, where possible.

Zoning

The Site is subject to a site specific Zoning By-law approved by the Ontario Municipal Board.

Site Plan Control

The subject site and development is subject to Site Plan Control. An application for Site Plan Control had not been submitted at the time of writing of this report.

Reasons for the Application

An application is required to permit the heights and density proposed by the applicant.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Development Application
- Fees
- Survey
- Architectural Drawings
- Shadow Study
- Traffic Study
- Function Servicing Plan

City staff is required to provide Notice of Complete or Notice of Incomplete Application on or before December 23, 2011.

Community Consultation

A Community Consultation Meeting was held by the City Planning Division on December 7, 2011 at St. Veronica's/St. Ambrose School. Approximately 65 members of the public were in attendance.

Matters and issues raised by the public at the community meeting, and via letters and comments received, are as follows:

- Questions regarding amount of parking being proposed, number of units proposed, and heights proposed;
- Concerns with the height and density proposed by the application;
- Concerns with potential increase in traffic in the area;
- Issues with the loss of light, view and privacy;
- Questions about whether there is sufficient capacity for the TTC to handle the influx of people in the area;
- Questions regarding whether sufficient capacity and infrastructure exist to handle the additional dwelling units;
- Concerned with level of intensification proposed in return for the Section 37 benefit;
- Questions regarding why the City is considering that the Section 37 benefit be associated with one particular group;
- Can other benefits be secured rather than the current Section 37 benefit proposed, ie. affordable housing, more green space; and
- Other general issues with other developments, the area, etc where raised.

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Height and Massing

The massing of the proposed building will be reviewed in terms of the building's proximity to the buildings directly to the west and east, as well as the site's relationship and impact on the adjacent City park. In addition, the appropriateness of the proposed heights and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

Section 37

At this time, the applicant has proposed to provide a cash contribution of \$1,000,000 as well as space on the ground and second floor of the building for an arts organization known as the Toronto Media Arts Cluster. Staff will review the appropriateness of the proposal, and once a determination of the appropriate level of intensification for the site has been resolved, Staff will consult with the Ward Councillor regarding any potential Section 37 benefits under the *Planning Act*.

Parking and Vehicular Access

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the development's access to public transit. A Transportation Impact Study has been submitted and is being reviewed to assess the adequacy of the proposed parking access and parking supply.

Amenity Space

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, in addition to identifying that each resident will have access to outdoor amenity spaces. The proposal includes indoor and outdoor amenity space for the residential component of the development. The adequacy of the amenity space proposed will be considered through the review of the application.

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 not been submitted by the applicant and remains outstanding at the time of writing of this report.

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

CONTACT

Marian Prejel, Senior Planner
Tel. No. (416) 392-9337
Fax No. (416) 392-1330
E-mail: mprejel@toronto.ca

SIGNATURE

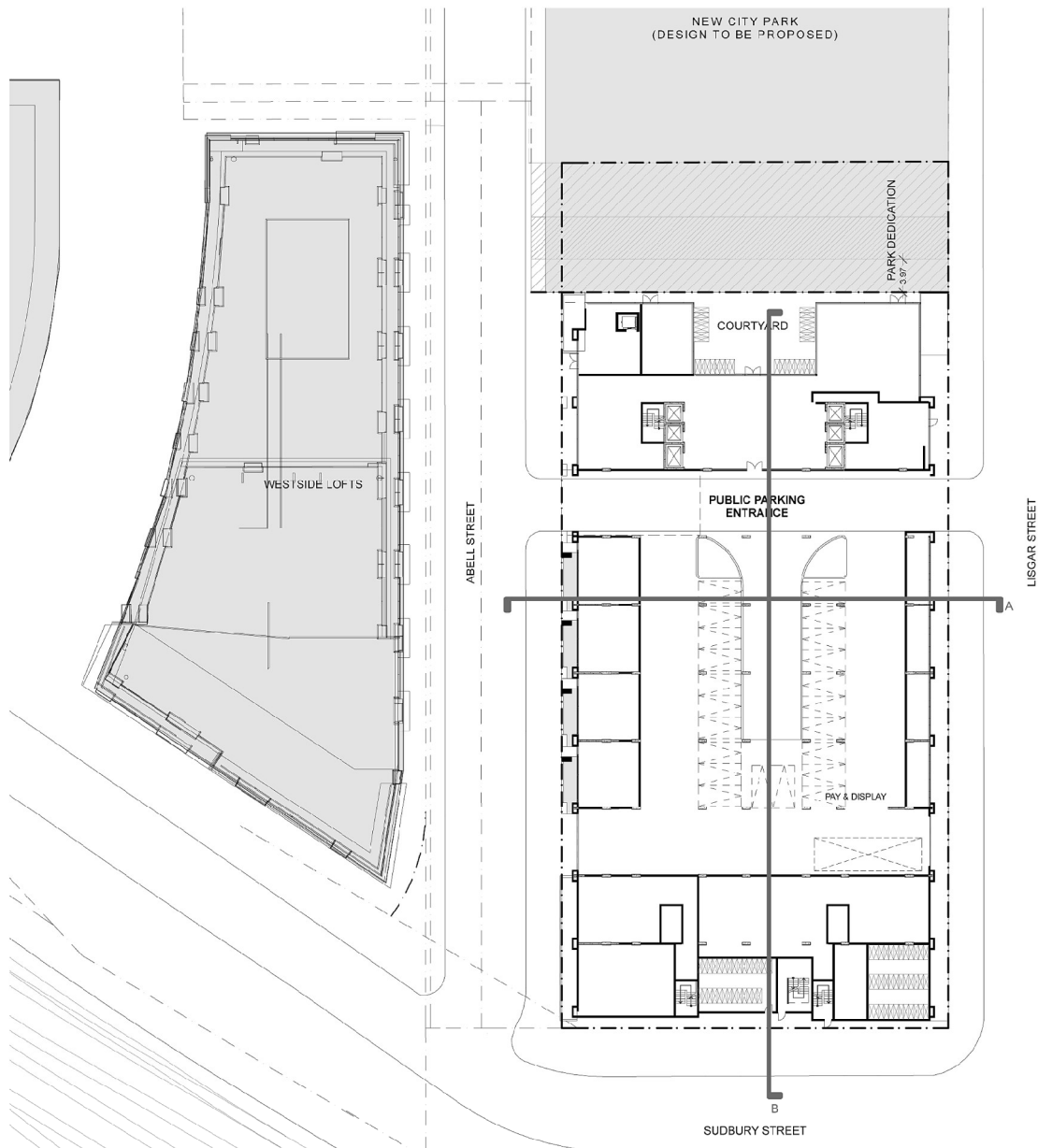
Gregg Lintern, Director, MCIP, RPP
Community Planning, Toronto and East York District

(p:\2011\Cluster B\pln\TEYCC\31927283003.doc) - at

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Ground Floor Plan

Applicant's Submitted Drawing

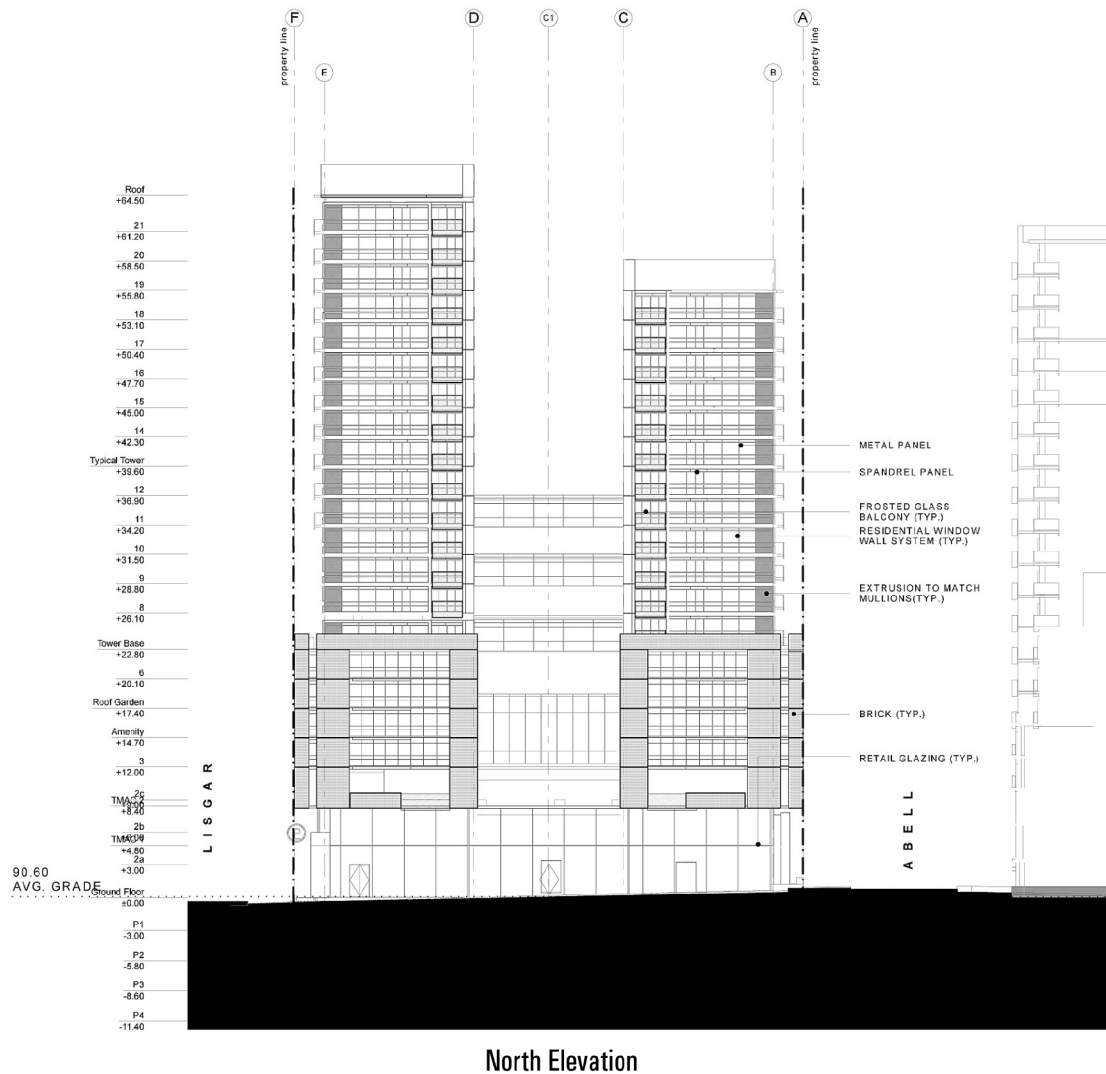
Not to Scale
12/02/2011



2-6 Lisgar Street

File # 11 315960 02

Attachment 2: North Elevation



Elevations

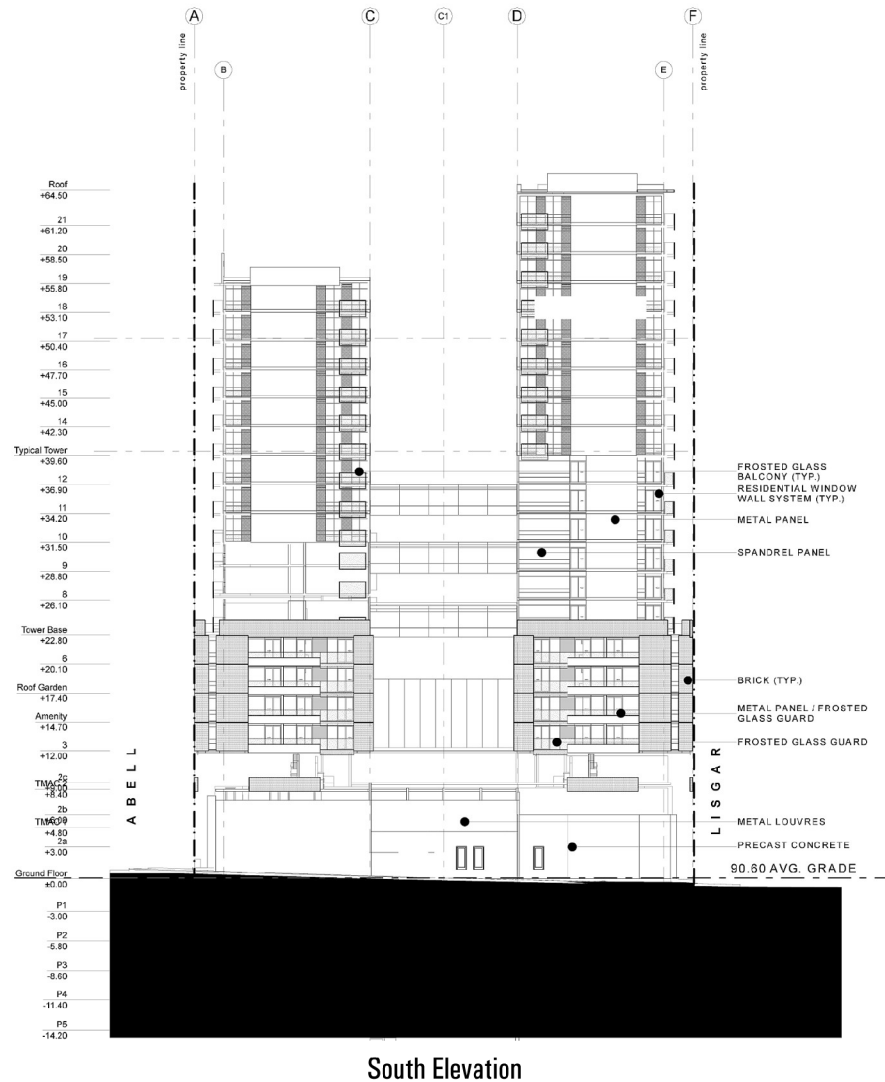
2-6 Lisgar Street

Applicant's Submitted Drawing

Not to Scale
12/02/2011

File # 11 315960 02

Attachment 3: South Elevation



South Elevation

Elevations

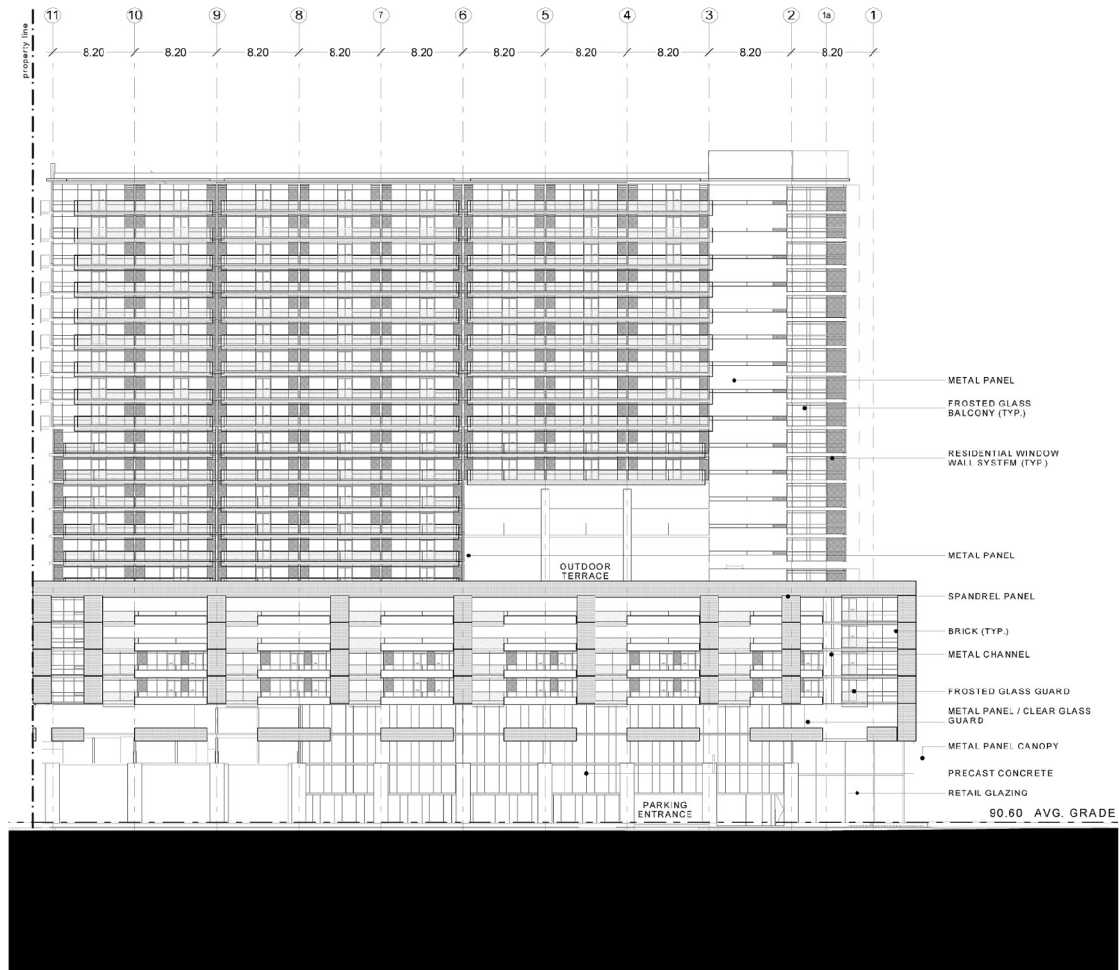
Applicant's Submitted Drawing

Not to Scale
12/02/2011

2-6 Lisgar Street

File # 11 315960 02

Attachment 4: East Elevation



East Elevation

Elevations

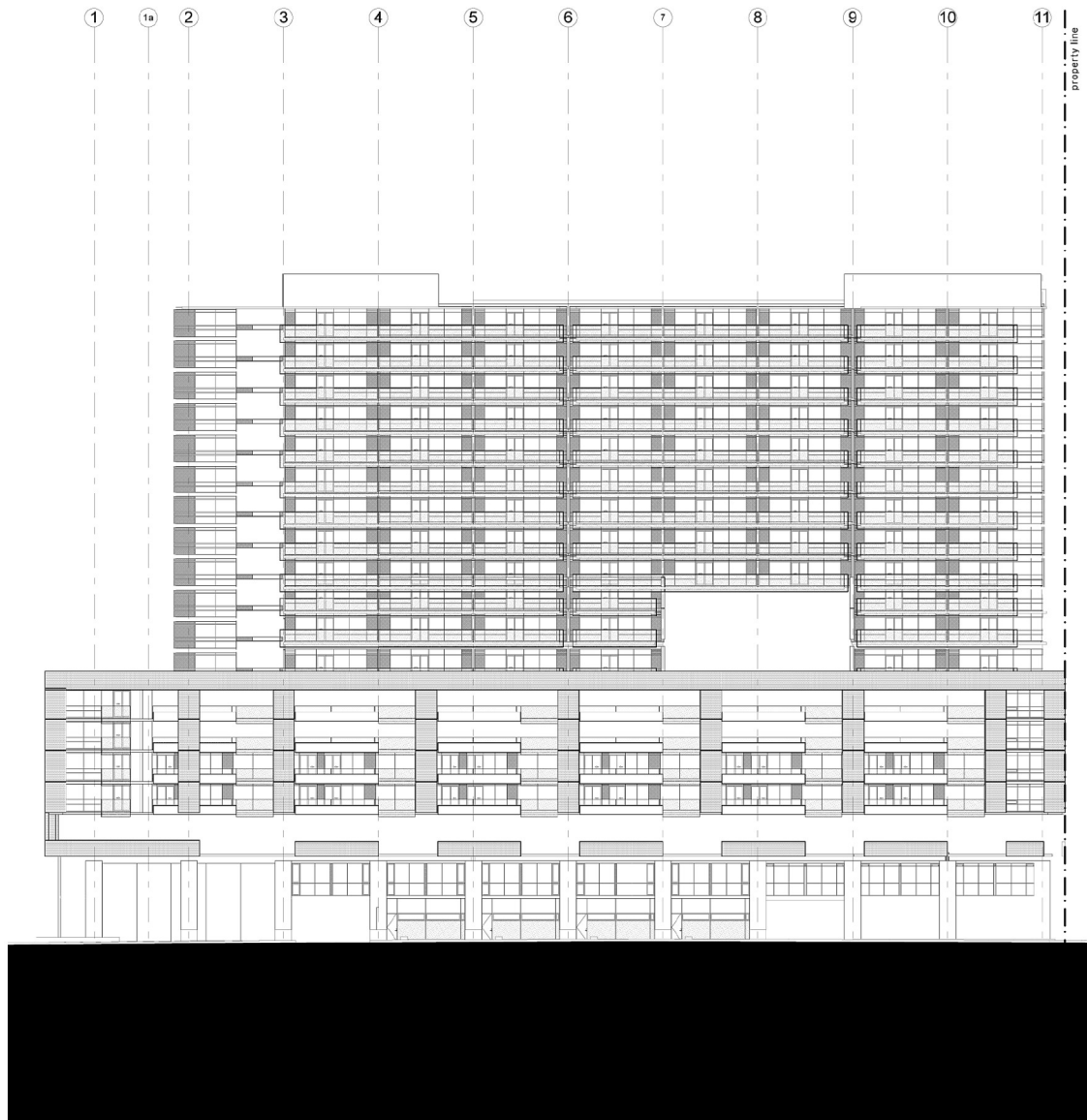
2-6 Lisgar Street

Applicant's Submitted Drawing

Not to Scale
12/02/2011

File # 11 315960 02

Attachment 5: West Elevation



West Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
12/02/2011

2 - 6 Lisgar Street

File # 11 315960 02

The map shows a residential neighborhood with the following features:

- Streets:** Queen St W, Lisgar St, Dovercourt Rd, Sudbury St, Joe Shuster Way, Macchells Ave, and Abell St.
- Zoning Designations:**
 - R4 Z4.0:** A large central area shaded with a cross-hatch pattern, bounded by Lisgar St to the west and Dovercourt Rd to the east.
 - I1 D3:** Located in the northwest and south-central parts of the map.
 - R3 Z10:** Located along the east side of the map, south of Dovercourt Rd.
 - CR T2.0 C2.0 R2.0:** Located in the southeast corner of the map.
- Lot Numbers:** Various lot numbers are scattered throughout the map, including 1186, 1150, 1155, 1153, 1151, 1157, 1159, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 1530, 1532, 1534, 1536, 1538, 1540, 1542, 1544, 1546, 1548, 1550, 1552, 1554, 1556, 1558, 1560, 1562, 1564, 1566, 1568, 1570, 1572, 1574, 1576, 1578, 1580, 1582, 1584, 1586, 1588, 1590, 1592, 1594, 1596, 1598, 1600, 1602, 1604, 1606, 1608, 1610, 1612, 1614, 1616, 1618, 1620, 1622, 1624, 1626, 1628, 1630, 1632, 1634, 1636, 1638, 1640, 1642, 1644, 1646, 1648, 1650, 1652, 1654, 1656, 1658, 1660, 1662, 1664, 1666, 1668, 1670, 1672, 1674, 1676, 1678, 1680, 1682, 1684, 1686, 1688, 1690, 1692, 1694, 1696, 1698, 1700, 1702, 1704, 1706, 1708, 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724, 1726, 1728, 1730, 1732, 1734, 1736, 1738, 1740, 1742, 1744, 1746, 1748, 1750, 1752, 1754, 1756, 1758, 1760, 1762, 1764, 1766, 1768, 1770, 1772, 1774, 1776, 1778, 1780, 1782, 1784, 1786, 1788, 1790, 1792, 1794, 1796, 1798, 1800, 1802, 1804, 1806, 1808, 1810, 1812, 1814, 1816, 1818, 1820, 1822, 1824, 1826, 1828, 1830, 1832, 1834, 1836, 1838, 1840, 1842, 1844, 1846, 1848, 1850, 1852, 1854, 1856, 1858, 1860, 1862, 1864, 1866, 1868, 1870, 1872, 1874, 1876, 1878, 1880, 1882, 1884, 1886, 1888, 1890, 1892, 1894, 1896, 1898, 1900, 1902, 1904, 1906, 1908, 1910, 1912, 1914, 1916, 1918, 1920, 1922, 1924, 1926, 1928, 1930, 1932, 1934, 1936, 1938, 1940, 1942, 1944, 1946, 1948, 1950, 1952, 1954, 1956, 1958, 1960, 1962, 1964, 1966, 1968, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984, 1986, 1988, 1990, 1992, 1994, 1996, 1998, 2000, 2002, 2004, 2006, 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024, 2026, 2028, 2030, 2032, 2034, 2036, 2038, 2040, 2042, 2044, 2046, 2048, 2050, 2052, 2054, 2056, 2058, 2060, 2062, 2064, 2066, 2068, 2070, 2072, 2074, 2076, 2078, 2080, 2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392,



File 11 315960 STE 18 OZ

R3	Residential District	I1	Industrial District
R4	Residential District	I2	Industrial District
CR	Mixed-Use District	T	Industrial District
MCR	Mixed-Use District		



Not to Scale
Zoning By-law 438-86 as amended
Extracted 11/24/08 - PL

Attachment 7: Application Data Sheet

(Not available at time of writing of the report)