

**138 St Helen's Ave - Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	May 11, 2012
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 18 – Davenport
<b>Reference Number:</b>	12 141001 STE 18 OZ

**SUMMARY**

This application proposes a nine-storey mixed-use building with 90 residential units (7,939 square metres), 95 underground parking spaces and 1,849 square metres of non-residential space at 138 St Helen's Avenue. The total proposed density is 2.7 times the area of the lot.

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 is targeted for mid-2012. A final report is targeted for the fourth quarter of 2012, assuming that the applicant provides 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 138 St. Helen's 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.

## DECISION HISTORY

This site was the subject of a Zoning Amendment application in 2002. The proposal at that time was for a seven-storey, 71 unit residential building. A Preliminary Report was prepared and adopted by Humber York Community Council but the applicant did not pursue the application and the file was closed. The Preliminary Report can be found at the following link:

<http://www.toronto.ca/legdocs/2002/agendas/committees/yk/yk020917/it063.pdf>

## Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements as well as provide feedback on the proposal.

A pre-application community consultation meeting was held on November 9, 2011 hosted by the local Councillor. The applicant made a brief presentation outlining the proposal and then the floor was opened up to the community to ask questions or make comments. Many of the comments were related to the traffic impact that the proposal may have on the community. Other issues raised included the number and type of units, the overall height of the building, the relationship with the park to the south of the site and the relationship of the proposal to the existing houses in the vicinity of the site and small business to the north.

## ISSUE BACKGROUND

### Proposal

The proposal is for a nine-storey mixed-use building at 138 St. Helen's Avenue. A total of 90 residential units are proposed (7,939 square metres) along with 1,849 square metres of non-residential space. The total density is 2.7 times the area of the lot. The total height of the building is 27.5 metres plus a 3.5 metre mechanical penthouse and elevator overrun.

The breakdown of unit types is as follows: 33 1-bedroom units, 55 2-bedroom units and 2 3-bedroom units.

A four-storey "L" shaped building is proposed to front on St. Helen's Avenue and wraps around along the north side of MacGregor Park (the south side of the subject site). This part of the building contains three-storey residential townhouses with entrances off St. Helen's Avenue and creates an interior courtyard which runs from St. Helen's Avenue, through the site to a park entrance at the southwest corner of the site. The fourth level of this part of the building is accessed from the interior corridor system.

A second "L" shaped building, three-storeys in height, containing the non-residential space is situated at the west side of the site, adjacent to the rail corridor and wrapping along the north edge of the site. The entrance to the non-residential space is located off the interior courtyard. These two "L" shaped parts of the building are joined together with a five-storey "bridge" which runs north to south over the interior courtyard.

Access to the parking and loading is off St. Helen's Avenue, with the ramp and loading docks located under the north end of the "bridge" building. A total of 95 parking spaces are proposed including: 65 spaces for residents, 7 spaces for residential visitors, 12 for the employment units and 11 for the employment visitors. All the parking except one residential visitor space is located below grade.

Please see Attachments 1-7 for drawings showing the proposal and Attachment 10 for the Application Data Sheet.

### **Site and Surrounding Area**

The site is 3,632 square metres in size and is located between St. Helen's Avenue and the CN Newmarket Subdivision rail corridor. A two-storey building on the site has been vacant for approximately a decade and was previously used for the storage of frozen food.

North: to the north of the subject site on the west side of St. Helen's is a mix of uses including semi-detached dwellings and small warehouses. On the east side of St. Helen's are two and three-storey residential dwellings.

West: to the west is the CN Newmarket Subdivision rail line, and on the west side of the rail corridor is an industrial neighbourhood.

South: immediately south of the site is MacGregor Park which runs from the rail corridor to Lansdowne Avenue. South of the park are the lands of the former West Toronto Collegiate Institute.

East: to the east of the subject site is a residential neighbourhood characterized by two and three-storey row, semi and detached houses.

## **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 Official Plan designates the site *Employment Areas*, and permits such uses as offices, manufacturing, research and development facilities, and warehousing.

In addition to the general policies of the Official Plan, Site/Area Specific Policy No. 154 applies to the site. It states that, "a mix of employment and residential uses are permitted provided that the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent areas."

## **Zoning**

The site is zoned I2 D2 in City of Toronto Zoning By-law 438-86 which permits industrial uses up to two times the area of the lot. The height limit is 14 metres. Residential uses are not permitted in areas zoned Industrial.

## **Site Plan Control**

A Site Plan Control application has been submitted and is being reviewed concurrently with the Zoning Amendment application.

## **Reasons for the Application**

The application proposes residential uses for the site which are not permitted in the I2 zone in the former City of Toronto Zoning By-law 438-86. In addition, the applicant proposes a building height of 27.5 metres which exceeds the permitted height limit of 14 metres. Additional areas of non-compliance with the Zoning By-law may be identified through the further review of the application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Shadow Studies
- Traffic Impact and Parking Study
- Municipal Servicing Report
- Stormwater Management Report
- Planning Rationale
- Toronto Green Standards Checklist
- Arborist Report
- Environmental Site Assessment
- Noise and Vibration Impact Study

A Notification of Complete Application was issued on April 23, 2012.

### **Issues to be Resolved**

**Land Use** - The applicant proposes to amend the Zoning By-law to allow residential uses within a mixed-use building on a property zoned Industrial. The City of Toronto Official Plan permits a mix of employment and residential uses, provided that the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent areas. The appropriateness of the mix of uses on the site will require further review.

**Height and Massing** - The height of the proposed building is 13.5 metres higher than the Zoning By-law permission of 14 metres for industrial uses. Building heights in the immediate vicinity range from one to three-storeys. The appropriateness of the height will be reviewed by staff. In addition, there are two dwellings facing St. Helen's Avenue that are surrounded on the south and west by the subject site. Staff will review this relationship.

**Access, Parking and Loading** - The proposed development will gain access to parking and loading from St. Helen's Avenue. The suitability of the number of parking spaces and the location of the driveway will be determined upon further review.

**Interface between the proposed development and MacGregor Park** – Given the adjacency of the site to MacGregor Park staff will review the plans to ensure that there are no negative impacts on the park created by the new development.

**Overlook and Privacy**- The proposed units at the north and east sides of the site may create undesirable overlook and privacy concerns for neighbours. Staff will review the appropriateness of the proposed setback, step backs and balcony locations.

Shadowing - The applicant has submitted a shadow study which will be reviewed by City staff.

Staff will also be asking the applicant to submit an Odour Study due to the proximity to the Nestle plant on the west side of the rail corridor.

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**

Sarah Phipps, Senior Planner  
Tel. No. (416) 392-7622  
Fax No. (416) 392-1330  
E-mail: sshipps1@toronto.ca

## **SIGNATURE**

---

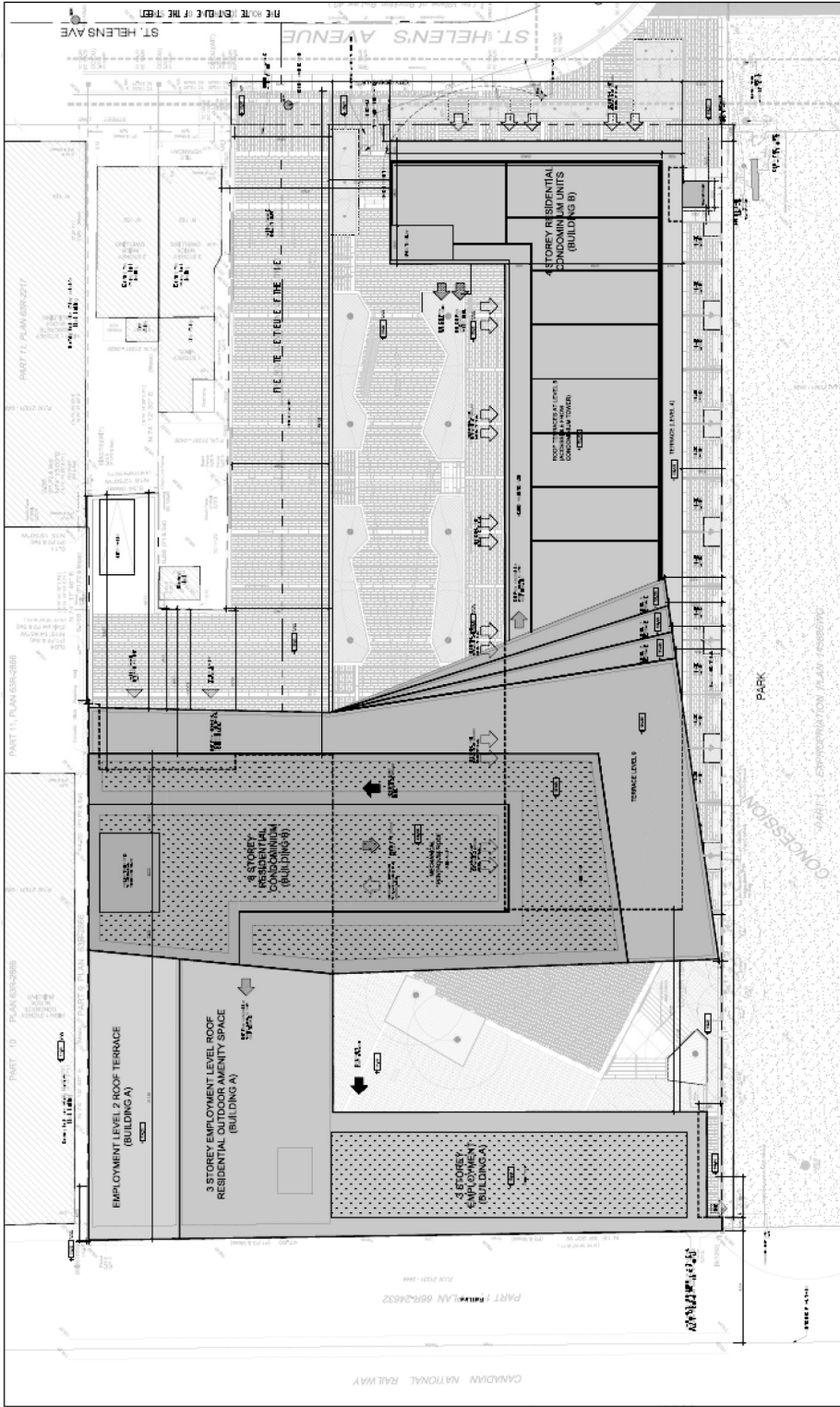
Raymond David, Director  
Community Planning, Toronto and East York District

(p:\2011\Cluster B\pln\TEYCC\10936517070.doc) - at

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: West Elevation  
Attachment 5: East Elevation  
Attachment 6: Massing from the Southeast  
Attachment 7: Massing from the Southwest  
Attachment 8: Official Plan (also includes Site and Area Specific Policy #154)  
Attachment 9: Zoning  
Attachment 10: Application Data Sheet

# Attachment 1: Site Plan



138 St. Helen's Avenue

Site Plan

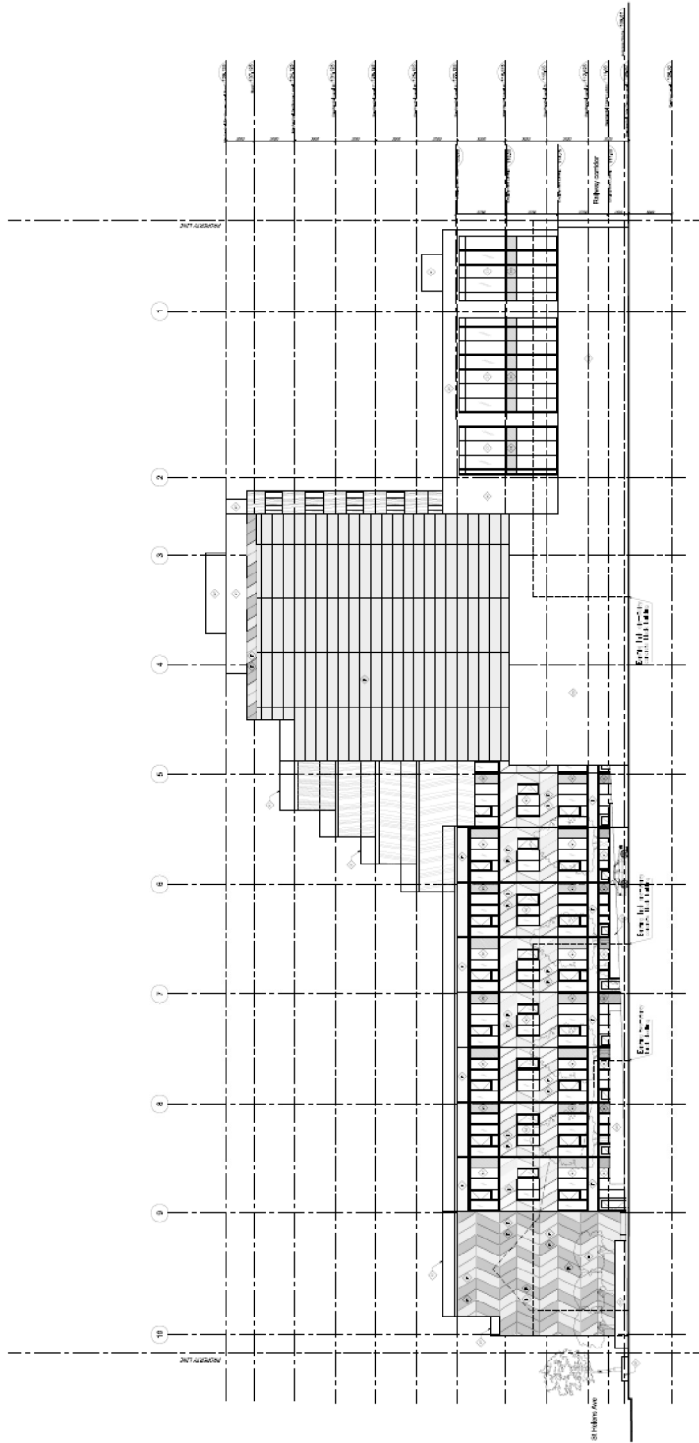
Applicant's Submitted Drawing



Not to Scale  
04/30/2012

File # 12\_141001

**Attachment 2: North Elevation**



North Elevation

**138 St. Helen's Avenue**

**North Elevation**

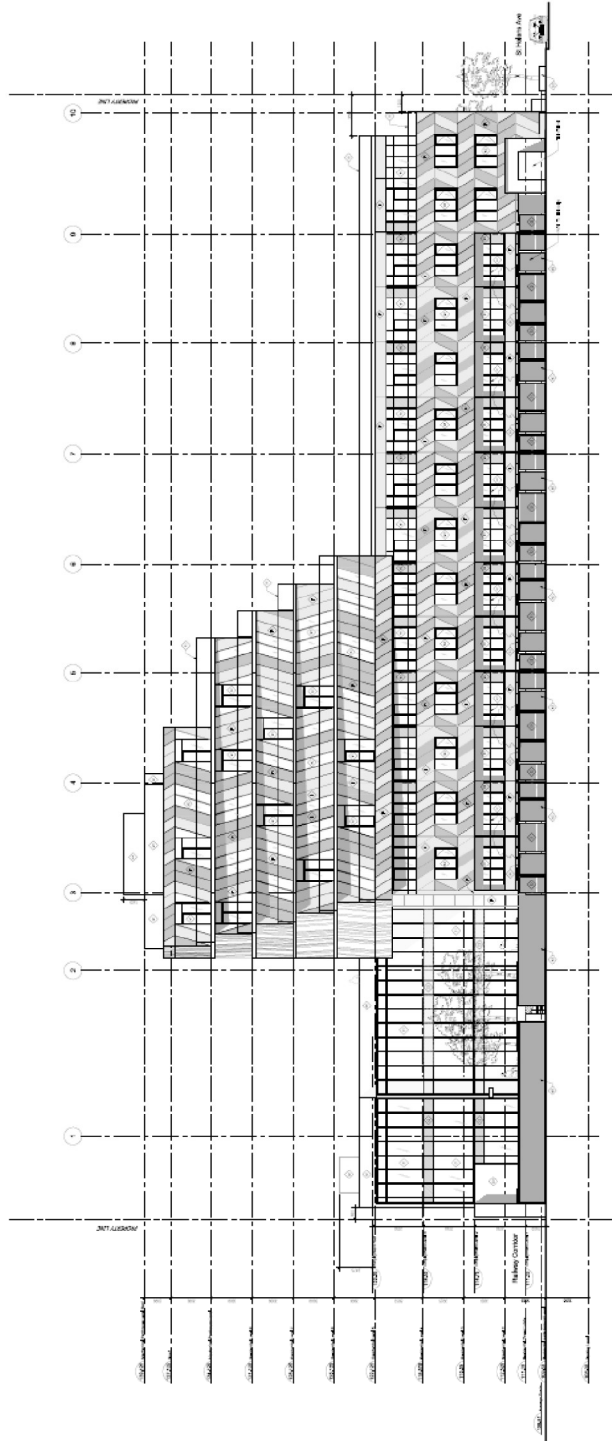
Applicant's Submitted Drawing

Not to Scale  
04/30/2012

File # 12\_141001



### Attachment 3: South Elevation



South Elevation

138 St. Helen's Avenue

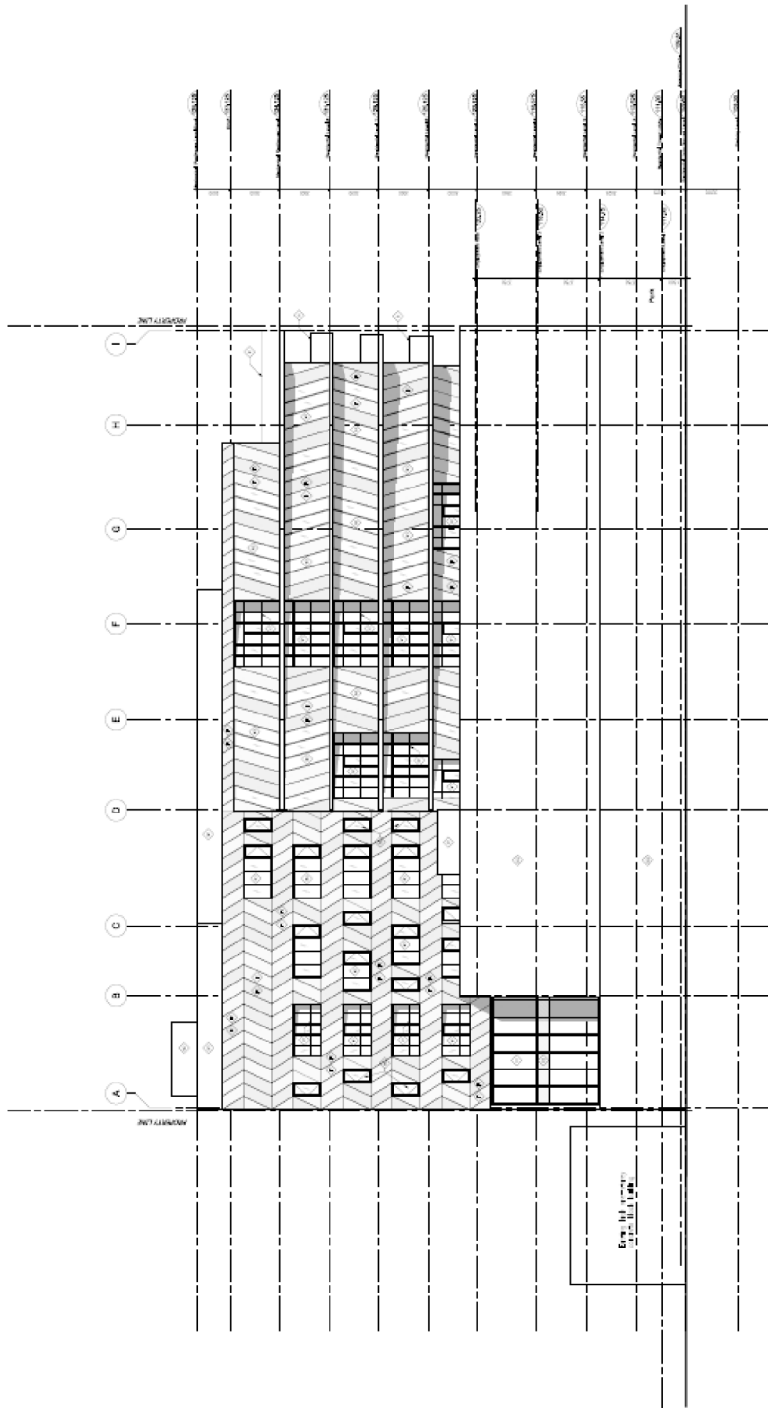
South Elevation

Applicant's Submitted Drawing

Not to Scale  
04/30/2012

File # 12\_141001

# Attachment 4: West Elevation



West Elevation

138 St. Helen's Avenue

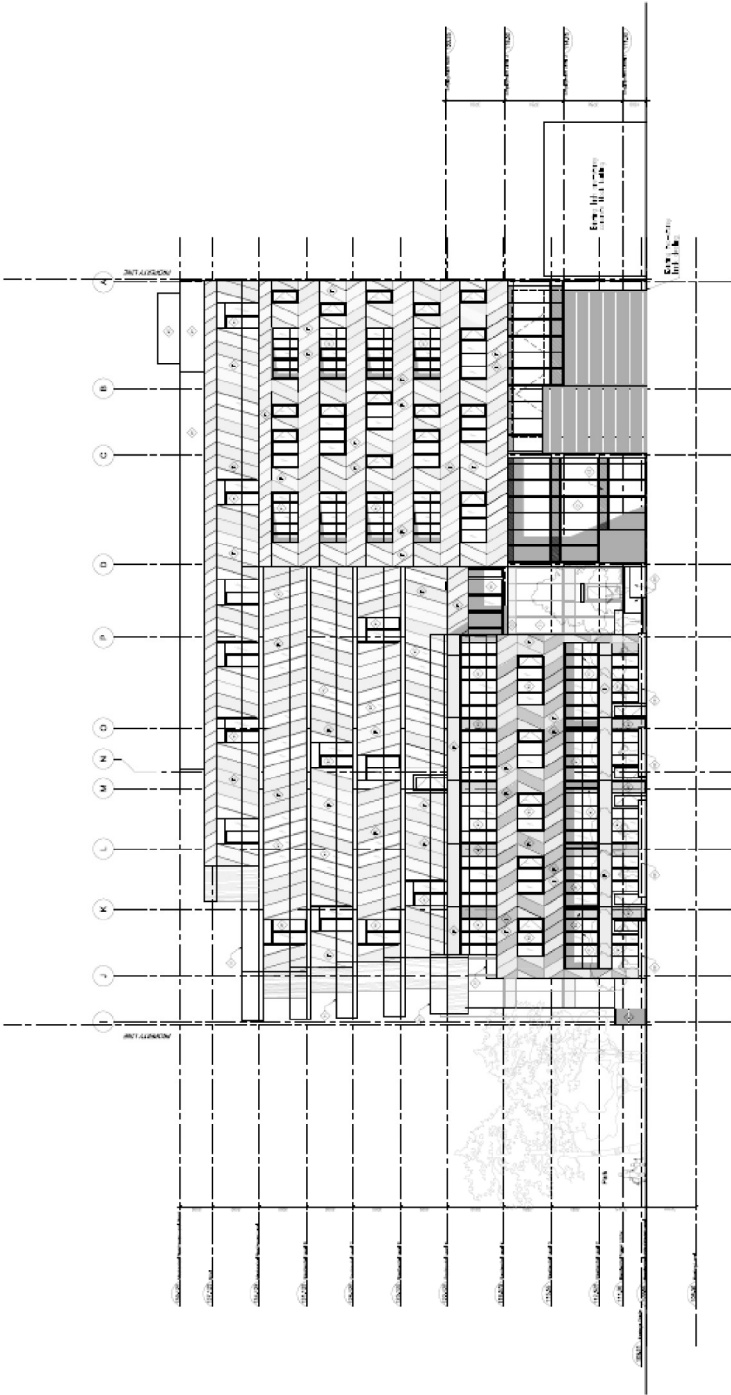
West Elevation

Applicant's Submitted Drawing

Not to Scale  
04/30/2012

File # 12\_141001

**Attachment 5: East Elevation**



East Elevation

**East Elevation**

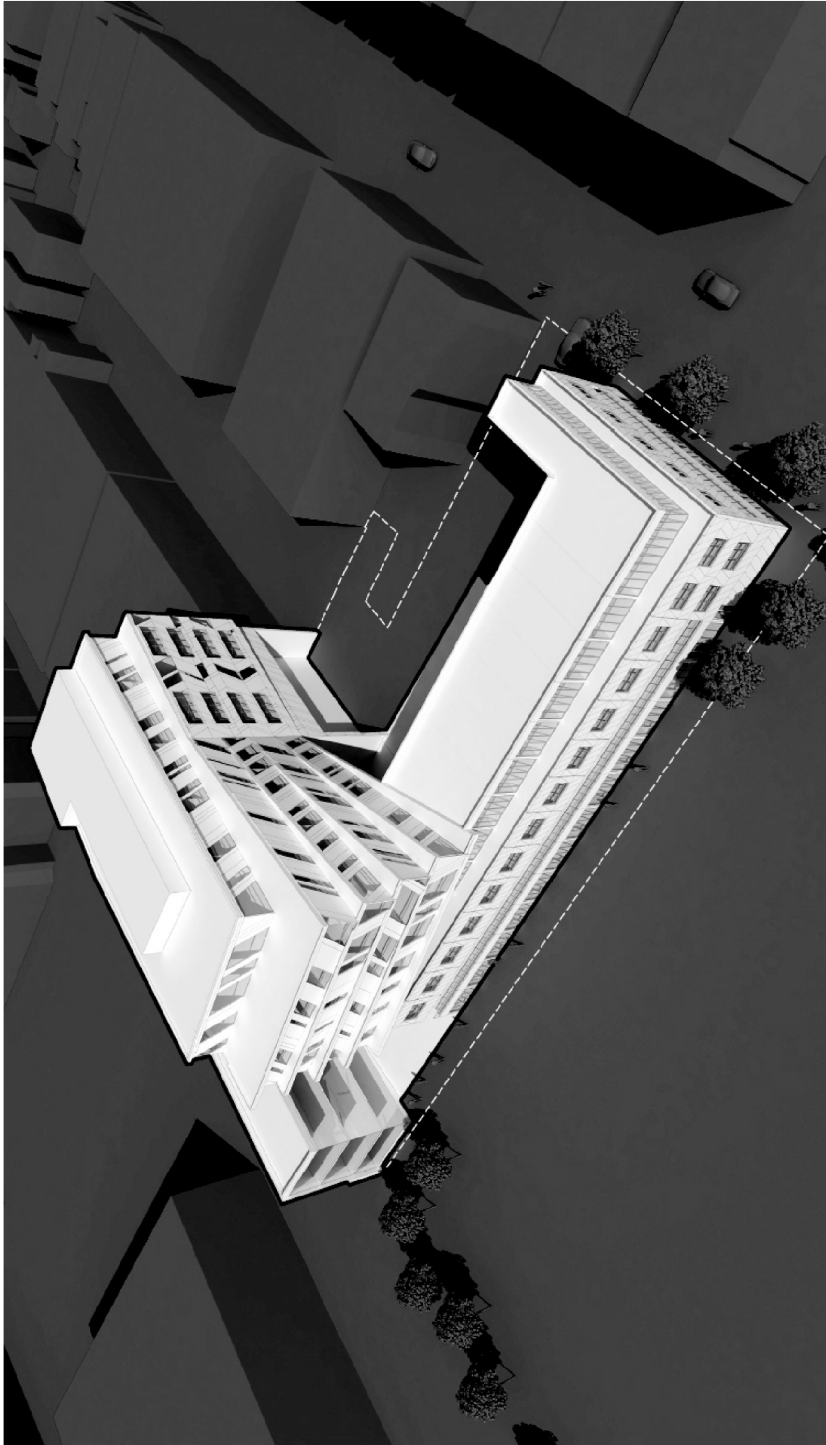
**138 St. Helen's Avenue**

Applicant's Submitted Drawing

Not to Scale  
04/30/2012

File # 12\_141001

**Attachment 6: Massing from the Southeast**



138 ST HELENS

AERIAL: SOUTH/EAST

**Massing- Aerial South/East**

Applicant's Submitted Drawing

Not to Scale  
04/30/2012

**138 St. Helen's Avenue**

File # 12\_141001

**Attachment 7: Massing from the Southwest**



138 ST HELENS

AERIAL: SOUTH/WEST

**Massing-Aerial South/West**

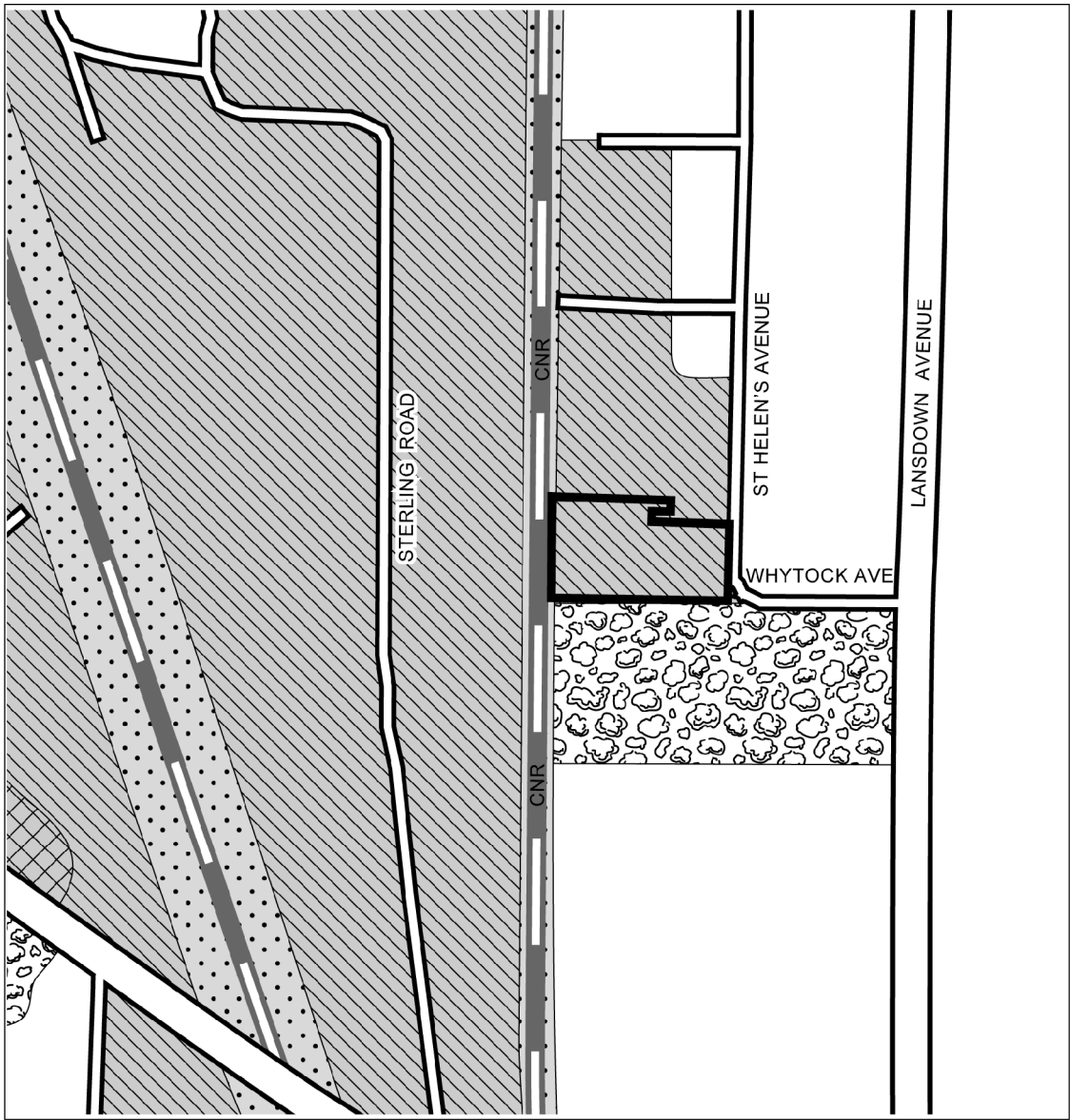
Applicant's Submitted Drawing

Not to Scale  
04/30/2012

**138 St. Helen's Avenue**

File # 12\_141001

**Attachment 8: Official Plan (also includes Site and Area Specific Policy #154)**



**TORONTO** City Planning  
**Official Plan**

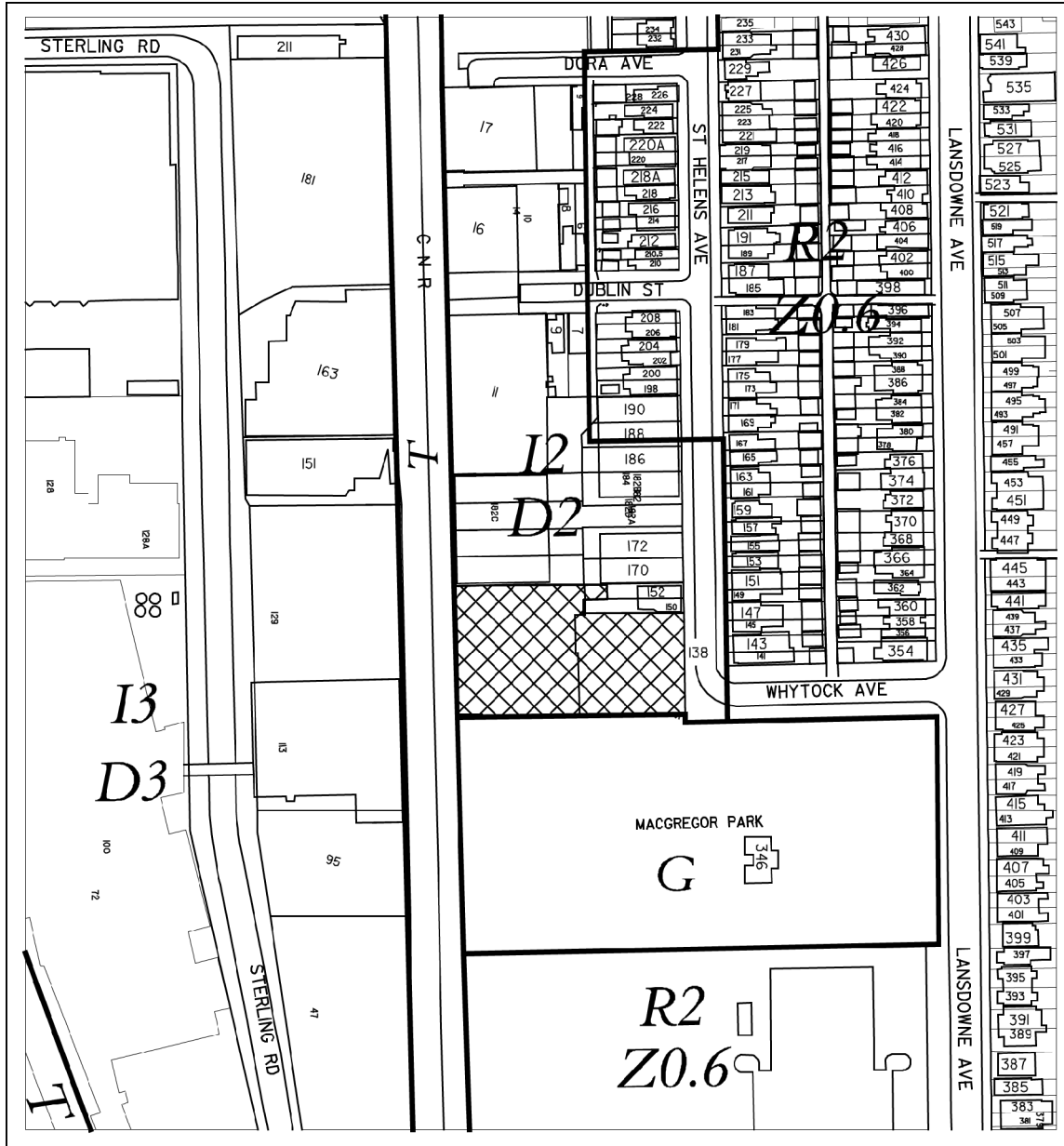
**138 St. Helen's Avenue**

File # 12\_141001\_0Z

Site Location	Parks & Open Space Areas	Institutional Areas	Utility Corridors
Neighbourhoods	Natural Areas	Regeneration Areas	
Apartment Neighbourhoods	Parks	Employment Areas	
Mixed Use Areas	Other Open Space Areas		

↑  
 Not to Scale  
 04/30/2012

# Attachment 9: Zoning



138 St. Helen's Avenue

File # 12\_141001\_02

- G Parks District
- R2 Residential District
- I2 Industrial District
- I3 Industrial District
- T Industrial District



Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 04/30/2012

## Attachment 10: Application Data Sheet

Application Type	Rezoning	Application Number:	12 141001 STE 18 OZ
Details	Rezoning, Standard	Application Date:	March 22, 2012
Municipal Address:	138 ST HELEN'S AVE		
Location Description:	CON 1 FB PARK PT LOT 32 RP 63R1502 PART 1 **GRID S1804		
Project Description:	Rezoning application to permit the redevelopment of the lands for the purposes of a new 9 storey building complete with 90 residential dwellings units and institutional space adjacent to the rail corridor - 94 vehicular parking spaces located below grade, 1 surface.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Bousfields Inc. Tony Volpentesta		Quadrangle Architects	Aragon (St Helens) Development (Ontario) Corporation

### PLANNING CONTROLS

Official Plan Designation:	Employment Lands	Site Specific Provision:	OP Policy #154
Zoning:	I2 D2 (Industrial)	Historical Status:	
Height Limit (m):	14 metres	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	3632	Height: Storeys:	8
Frontage (m):	32.5	Metres:	27.6
Depth (m):	82.8		
Total Ground Floor Area (sq. m):	1746		<b>Total</b>
Total Residential GFA (sq. m):	7939	Parking Spaces:	95
Total Non-Residential GFA (sq. m):	1849	Loading Docks	1
Total GFA (sq. m):	9788		
Lot Coverage Ratio (%):	48		
Floor Space Index:	2.7		

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	33
2 Bedroom:	55
3 + Bedroom:	2
Total Units:	90

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7939	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	1849	0

<b>Contact:</b>	<b>Planner Name:</b>	<b>Sarah Phipps, Senior Planner</b>
	<b>Telephone:</b>	<b>(416) 392-7622</b>