

**213, 215/217, 219 & 223 St Clair Ave W  
Zoning and Official Plan Amendment Application -  
Preliminary Report**

<b>Date:</b>	May 15, 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 22 – St. Paul's
<b>Reference Number:</b>	12 135137 STE 22 OZ

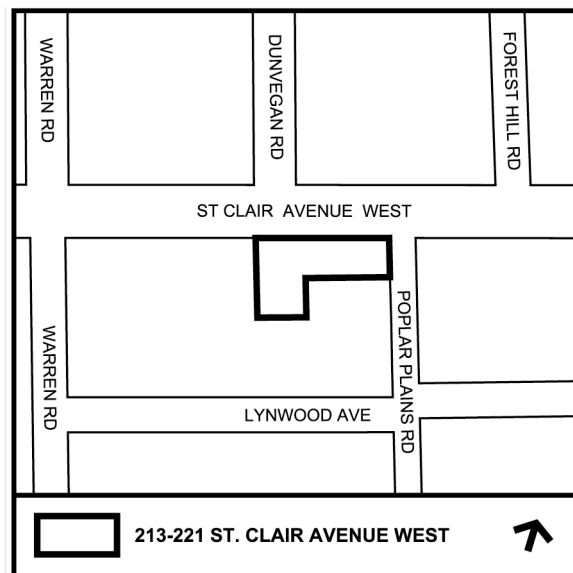
**SUMMARY**

This application proposes to demolish the existing buildings at 213, 215/217, 219 and 223 St. Clair Avenue West and construct an 11-storey mixed-use building with 172 residential units, 410 square metres of grade-related retail space, 162 vehicle parking spaces within 4 levels of underground parking and 8 at-grade visitor parking spaces.

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

The next step is to undertake a community consultation meeting, to enable the public to review and provide input on the application and ask questions of City staff and the applicant. This meeting is scheduled for May 30, 2012.

The Final Report is targeted for late 2012, or early 2013. This target date assumes the applicant will provide all required information in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. The meeting held by Planning on May 30, 2012 be deemed the non-statutory community consultation meeting.
2. 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 number of pre-application consultation meetings were held with the applicant where preliminary designs were presented to staff.

In reviewing the pre-application drawings, staff indicated the following:

- A mid-rise building was supportable if it could achieve adequate performance measures such as:
  - Transition of massing;
  - Front and rear angular planes requirements;
  - Setbacks from and compatibility with the adjacent existing 10-storey apartment building;
  - Adequate facing distance with the existing 10-storey apartment building;
  - Appropriate shadow impacts on the north side of St Clair Ave W.

The applicant presented revised preliminary plans in response to staff's initial review. While a number of staff's concerns were addressed, outstanding issues such as building separation distance, angular planes, height, and shadow impact were of concern or not acceptable to staff. The applicant chose to proceed with their design.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to demolish the existing house-form buildings at 213, 215/217, 219, and 223 St Clair Ave W and replace them with a new 11-storey mixed-use building. The proposed building has a maximum height of 11-storeys (34.5 metres plus a 5 metre mechanical penthouse). The building provides stepbacks at the 7<sup>th</sup> and 10<sup>th</sup> levels on the St. Clair Ave frontage, and a series of stepbacks in the form of terraces at a rear portion of the building. The building is setback 5.5 metres from rear lot line abutting the low-rise residential neighbourhood, and 5.1 metres from the rear lot line abutting an adjacent 10-storey apartment building. The building separation distance from the apartment building

is 11 metres. The proposed Floor Space Index is 6.3 and the Percent Lot Coverage is 12%.

The proposed development consists of 12,967 square metres of residential gross floor area, containing 172 residential units. There is a proposed unit mix of 52 two-bedroom units, and 120 one-bedroom units. Residential parking is proposed in a 4-level underground parking garage, comprised of 170 residential parking spaces and 8 spaces to be used for visitors & retail/commercial customers. A Type G loading space has been provided. Also proposed is an at-grade bicycle storage enclosure for 26 visitor bicycle parking spaces, as well as 110 bicycle lockers on the P1 level.

The ground floor will contain 410 square metres of retail/commercial uses at the pedestrian level, with entry from St. Clair Avenue West frontage. The residential entry will also be located on the St. Clair Avenue West frontage on the west side. It is proposed that the site will be accessed from a vehicular driveway on the St. Clair Avenue West frontage on the west side. Drop off and pick up, as well as garbage and loading facilities will be located on site.

The Site Plan and Elevations are included in Attachments 1-4. Additional project information is included in Attachment 6 of this report (Application Data Sheet).

### **Site and Surrounding Area**

The subject site is L-shaped and approximately 2134.7 square metres (22,978.5 square feet) in size and consists of 4 lots (213, 215/217, 219, and 223 St. Clair Ave W. The frontages on St Clair Avenue W and Poplar Plains Road are approximately 76.6 metres and 22.8 metres respectively. The subject site is currently occupied by buildings of 2 to 2.5 storeys including two semi-detached residential houses and two converted houses occupied by office/commercial uses.

The following uses abut the property:

**North:** 2-3 storey house-form buildings with both residential and commercial uses; further west is Timothy Eaton Memorial Church which is a listed heritage building.

**South:** Immediately to the south of the eastern portion of the site is a 10-storey apartment building and then 2.5-storey houses along Poplar Plains Rd; a low-rise residential neighbourhood with 2.5-storey houses are south of the western portion of the site.

**East:** 5-storey apartment building directly across Poplar Plains; further east are 2.5-storey houses and the First Unitarian Church; one block east is a recently built 19-storey condominium.

**West:** 5-storey apartment buildings and 2.5-storey house-form buildings with residential and commercial uses.

## **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 City's Official Plan designates the subject site as an *Apartment Neighbourhood* on Map 17- Land Use Plan. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the need of area residents.

The Official Plan distinguishes *Apartment Neighbourhoods* from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development. In addition, *Apartment Neighbourhoods* are stable areas of the City where significant growth is not anticipated. New development in *Apartment Neighbourhoods* is subject to criteria respecting location, massing, transition to lower scale *Neighbourhoods* and areas of different development intensity, and minimizing shadow impacts, among others.

Map 3 in the Official Plan shows that the anticipated Right-of-Way width of St Clair Avenue W is 30 metres. If the existing street width is less than 30 metres, the applicant will be required to convey a portion of their land to the City to achieve this width. This segment of St Clair Ave W is also identified as a Transit Priority Segment in Map 5.

The development site is also subject to Area Specific Official Plan Policy 221 which covers the area on St Clair Avenue West from Tweedsmuir Avenue to the west, to Forest Hill Road to the east. Policy 221 states that development in *Apartment Neighbourhoods* will generally be in the range of 4 to 6 stories in height. The applicant has submitted an application to amend the Official Plan regarding this policy.

## **Zoning**

The current zoning for the site in City of Toronto By-law 438-86 is R4 Z2.0. This is a residential zoning designation that allows a number of residential and non-residential

uses, including an apartment building, having a gross floor area of up to 2.0 times the lot area. The maximum permitted height is 14.0 metres. The zoning map is included in Attachment 5.

### **Site Plan Control**

The proposal is subject to Site Plan Control. The applicant has not yet submitted an application.

### **Tree Preservation**

The applicant has submitted a Tree Preservation Plan. The Tree Preservation Plan shows that the applicant proposes to remove four (4) private trees which meet the criteria for protection under the City's Private Tree By-law, and as such would require Council approval. The Plan also indicates that eight (8) private trees situated on adjacent private properties, and one (1) public tree, are intended to be preserved.

The applicant has proposed to plant eight (8) new deciduous trees along the St. Clair Ave W frontage and additional new trees along the Poplar Plains frontage.

### **Reasons for the Application**

The proposed development does not comply with certain standards contained in the Zoning By-law, in particular as they relate to height and density. The proposed density of 6.3 times the lot area exceeds the maximum total density of 2.0 times permitted by the Zoning By-law. At 11-storeys and 34.5 metres in height (39.5 m with mechanical penthouse), the proposal exceeds the maximum 14 metre height limit permitted by the Zoning By-law. Additional variances to the Zoning By-law will be confirmed through the review of the application.

The proposal also exceeds the maximum range in height of 4 to 6-storeys, as per Area Specific Official Plan Policy 221.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report, prepared by Walker, Nott, Dragicevic Associates Ltd.;
- Traffic Impact Study, prepared by LEA Consulting Ltd.;
- Tree Preservation Plan report, prepared by The Tree Specialists Inc;
- Site Servicing & SWM Report, prepared by Sernas Associates;
- Shadow Studies, prepared by Kikor Architects & Planners.
- Pedestrian Wind Assessment, prepared by Rowan, Williams Davies & Irwin Inc.

A Notification of Incomplete Application issued on April 4, 2012 identifies the outstanding material required for a complete application submission as follows:

- Official Plan Amendment application.

The outstanding material was submitted on April 26, 2012 and a Notification of Complete Application was subsequently issued on April 27, 2012.

### **Mid-rise Guidelines**

Planning staff believe that a mid-rise building is appropriate on this site. As such, staff will refer to the Avenues and Mid-Rise Buildings study and staff reports as adopted by Council on July 6, 7 and 8, 2010, to evaluate the proposal using tools and performance standards which are intended to encourage well-designed mid-rise buildings on *Avenues*.

The performance standards contained in that study are intended to be used as tools to implement the Official Plan's *Avenues* and *Neighbourhoods* policies, maintaining a balance between reurbanization and neighbourhood stability. The performance standards give guidance about the size, shape and quality of mid-rise buildings and are intended to support the policies of Section 2.3.1 (Healthy Neighbourhoods) of the Official Plan. This section of the Plan states that development in *Apartment Neighbourhoods* that are adjacent or in proximity to *Neighbourhoods* should:

- i. be compatible with those *Neighbourhoods*;
- ii. provide gradual transition in scale and density, as necessary to achieve the objectives of the Plan through the stepping down of new buildings towards and the setting back of new buildings from the *Neighbourhoods*;
- iii. maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- iv. attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

While the development site is designated *Apartment Neighbourhoods* and not *Mixed Use*, and is not on an *Avenue* on Map 2 of the Official Plan, staff will guide the design of the development using Mid-Rise Guidelines to ensure that an appropriate mid-rise building is constructed.

### **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. Further review will be conducted by City staff for compliance with the Tier 1 performance measures.

### **Issues to be Resolved**

Issues to be addressed include, but are not necessarily limited to:

- Height and Massing;
- Angular planes;
- Shadow Impact on Sidewalk and potentially Timothy Eaton Memorial Church; and
- Separation distance from existing 10 storey apartment building to south.

The proposed development is currently 39.5 m in height and the 12<sup>th</sup> level consists of the mechanical penthouse and an amenity room with access to an outdoor rooftop amenity space. Mid-rise Guidelines performance measures states that the maximum allowable height for mid-rise buildings should be no taller than the Right of Way width of the street, which is 30 m. Also, the proposed 11-storey apartment building does not comply with Official Plan Area Specific Policy 221 which only permits heights in the general range of 4-6 storeys.

Mid-rise Guidelines performance measures also call for the building envelope to allow for a minimum of 5 hours of sunlight onto the sidewalks from March 21-September 21. Staff is currently not satisfied with the shadow impact on the northern sidewalk as the 5 hours of sunlight is not achieved. Staff has also requested additional information to assess the shadow impact on Timothy Eaton Memorial Church, which is listed heritage property. A reduction in height would improve the shadow impacts.

It should be noted that the Mid-Rise Guidelines were developed to set minimum standards for Avenues which are identified as growth areas in the official Plan. The proposal is located in an area which is not identified for growth in the Official Plan, yet it does not comply with the Guidelines. Staff will be encouraging the applicant to redesign their proposal for closer adherence to the Mid-Rise Guidelines.

The separation distance from the existing 10-storey apartment building is only 11 m. Staff will be reviewing this separation distance for its appropriateness.

## **CONCLUSION**

Planning staff have communicated their concerns to the applicant and will require the proposal to be revised to address the issues raised above. Additional issues may be identified through further review of the application, agency comments and the community consultation process.

Additional information can be obtained on the following City website:

[http://www.toronto.ca/planning/213-221\\_stclair.htm](http://www.toronto.ca/planning/213-221_stclair.htm)

## **CONTACT**

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## **SIGNATURE**

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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

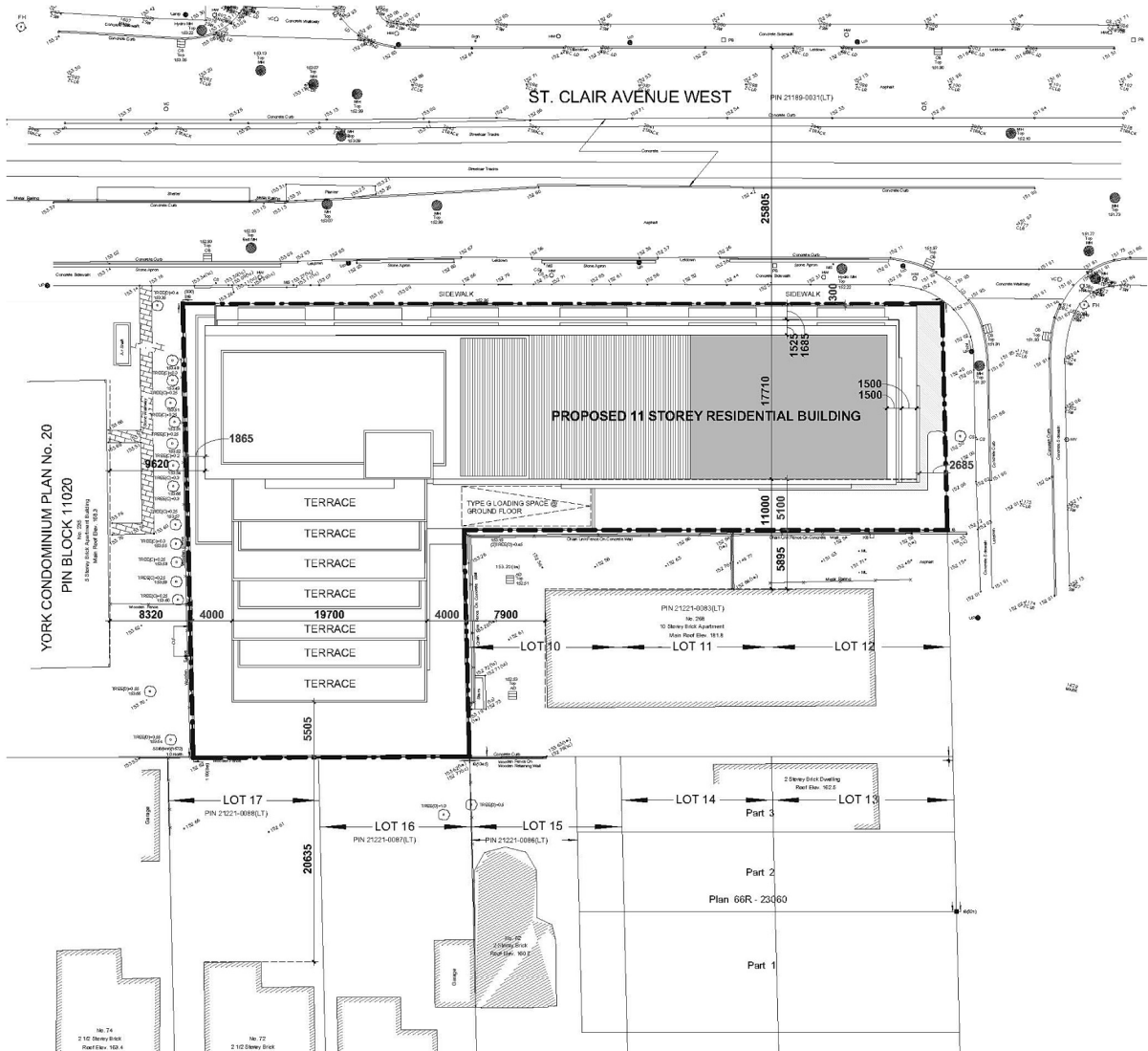
Attachment 4: East and West Elevations

Attachment 5: Zoning

Attachment 6: Application Data Sheet



# Attachment 1: Site Plan



## Site Plan

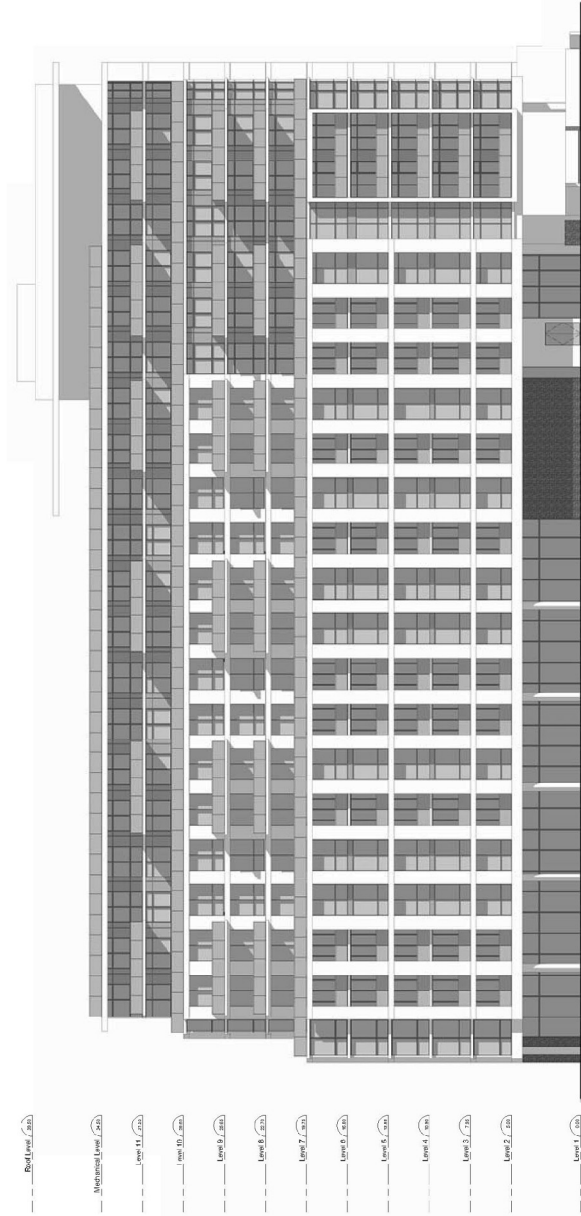
213-221 St. Clair Avenue West

Applicant's Submitted Drawing

Not to Scale 

File # 12 135137 0Z

**Attachment 2: North Elevation**



**North Elevation**

**Elevations**

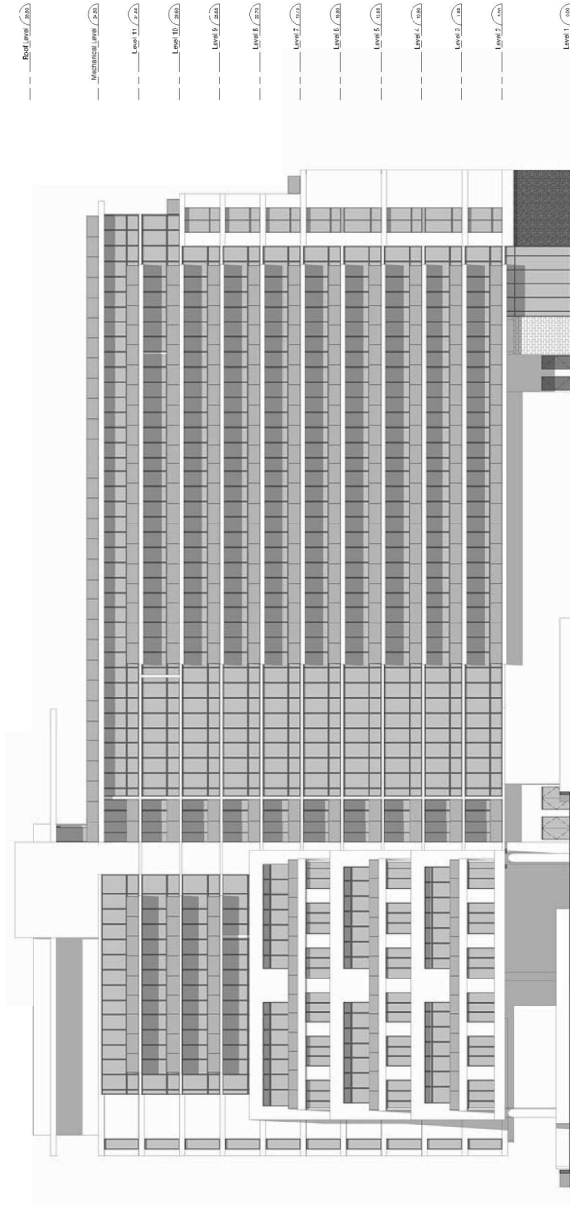
Applicant's Submitted Drawing

Not to Scale  
04/02/2012

**213-221 St. Clair Avenue West**

File # 12 135137 0Z

**Attachment 3: South Elevation**



South Elevation

**Elevations**

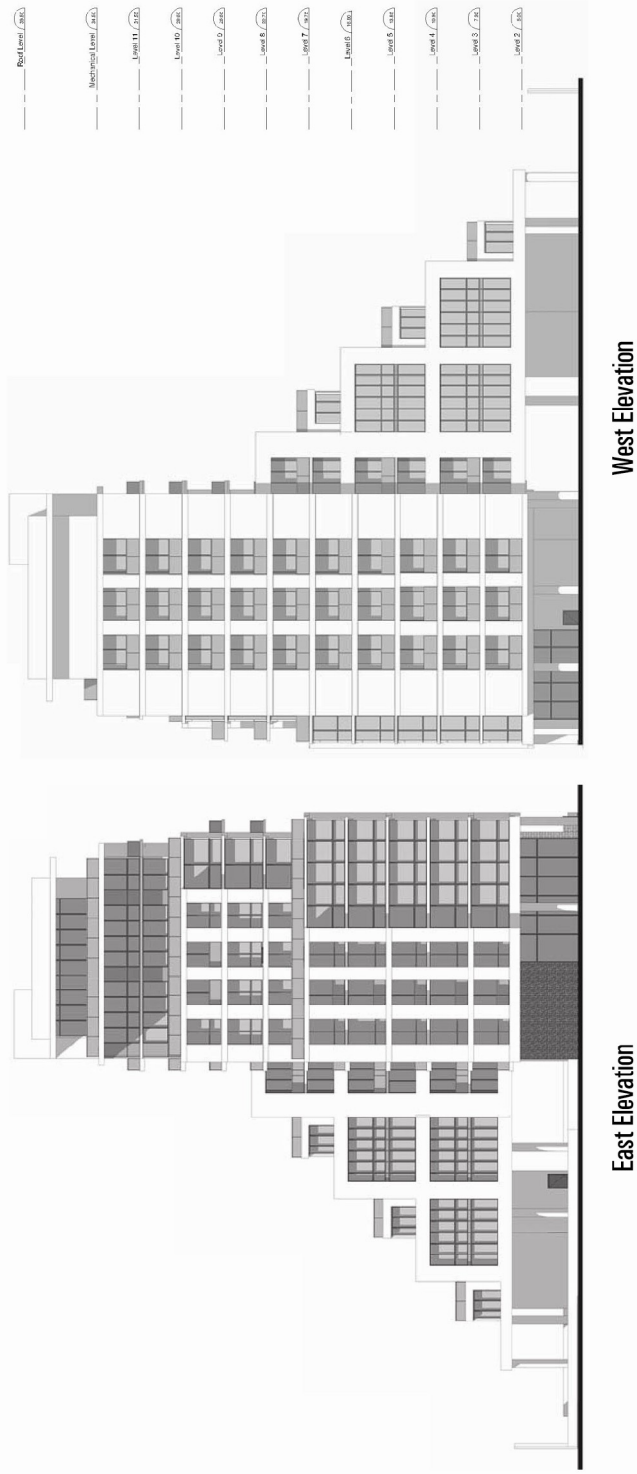
Applicant's Submitted Drawing

Not to Scale  
04/02/2012

213-221 St. Clair Avenue West

File # 12 135137 0Z

# Attachment 4: East and West Elevations



## Elevations

Applicant's Submitted Drawing

Not to Scale  
04/02/2012

213-221 St. Clair Avenue West

File # 12 135137 0Z



## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	12 135137 STE 22 OZ
Details	Rezoning, Standard	Application Date:	March 12, 2012

Municipal Address: 215 ST CLAIR AVE W  
 Location Description: PLAN 810 PT LOTS 10 AND 11 \*\*GRID S2210  
 Project Description: Rezoning application to construct - 11 storey mixed use building with retail at grade and residential above - 172 residential units - 170 parking spaces - 4 levels below grade parking. Application is for 213 215 217 219 and 221 St Clair.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
213 221 ST CLAIR HOLDINGS LTD MADISON GROUP			213 221 ST CLAIR HOLDINGS LTD MADISON GROUP

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	Max. height: 4-6 storeys (OP policy 221)
Zoning:	R4 Z2.0	Historical Status:	
Height Limit (m):	14 m	Site Plan Control Area:	yes

### PROJECT INFORMATION

Site Area (sq. m):	2134.7	Height:	Storeys:	11
Frontage (m):	76.6		Metres:	34.5
Depth (m):	45.8			
Total Ground Floor Area (sq. m):	510			<b>Total</b>
Total Residential GFA (sq. m):	12967		Parking Spaces:	170
Total Non-Residential GFA (sq. m):	410		Loading Docks	1
Total GFA (sq. m):	13377			
Lot Coverage Ratio (%):	12			
Floor Space Index:	6.3			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	120
2 Bedroom:	52
3 + Bedroom:	0
Total Units:	172

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	12967		0
Retail GFA (sq. m):	410		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Sipo Maphangoh, Planner</b>
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