STAFF REPORT
ACTION REQUIRED

763-765 Woodbine Avenue & 1945-1955 Gerrard Street East - Zoning Amendment Application and Site Plan Control - Request for Direction

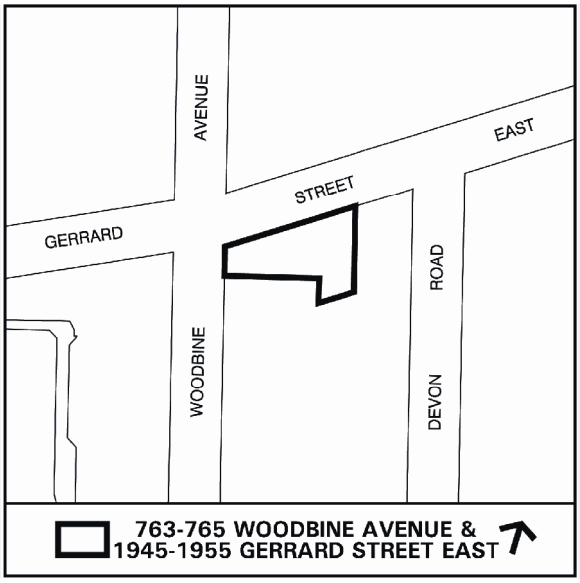
Date:	February 5, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 – Beaches-East York
Reference Number:	07-235476 STE 32 OZ & 07-235470 STE 32 SA

SUMMARY

In September 2009, City staff attended the Ontario Municipal Board (OMB) in opposition to Zoning By-law and Site Plan Control applications to permit a 6- storey mixed-use building (plus mezzanine) containing 29 residential units with commercial units at grade at 763-765 Woodbine Avenue and 1945-1955 Gerrard Street East. The OMB approved the applications, withholding its final order pending finalization of the site plan agreement. The file remains before the OMB.

The property has recently been purchased by Carlyle Communities and the owner has submitted a revised application for a 7-storey mixed-use building with 64 residential units and retail at grade. The owner has advised of their intention to seek approval of the revised proposal from the OMB.

The purpose of this report is to request direction from City Council regarding the pending OMB hearing on the applications for Zoning amendment and Site Plan Control at 763-765 Woodbine Avenue and 1945-1955 Gerrard Street East.



RECOMMENDATIONS

The City Planning Division recommends that the Toronto and East York Community Council:

1. Authorize staff to continue discussions with the applicant for 763-765 Woodbine Avenue and 1945-1955 Gerrard Street East to resolve outstanding matters as identified in this report.

2. Direct staff to report to the March 21, 2013 City Council meeting on the status of the discussions with the applicant and with a draft Zoning By-law.

3. Direct staff to take such other steps as may be required to implement these recommendations.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The applications for Zoning By-law amendment and Site Plan Control approval were initially submitted in July 2007 to permit the construction of a 6- storey mixed-use building containing 36 residential units. The applicant revised their proposal increasing the height to 23.9 metres (excluding mechanical penthouse), reducing the number of residential units to 29, and making changes to the first floor. The applicant appealed the applications to the Ontario Municipal Board in July 2008.

City Planning prepared a Request for Direction report dated September 18, 2008, which recommended refusal of the application in its current form. On October 31, 2008 Toronto City Council adopted the staff recommendations. The report can be accessed via the following link:

http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-15841.pdf.

City staff attended the OMB in opposition to the proposal. The OMB approved the proposed development, withholding its final order pending finalization and receipt of the site plan agreement. The site plan agreement was not finalized and the file remains before the OMB.

Since this time, the property has been purchased by Carlyle Communities who submitted a revised proposal in July 2012.

ISSUE BACKGROUND

Proposal

The revised proposal is for a 7-storey, mixed-use building containing 64 residential units and retail space at grade. A gross floor area of 4,923 m^2 (approximately 4.3 FSI) is proposed. The height of the proposed building is approximately 22.7 metres, with an additional 3.3 metres for mechanical penthouse, for an overall height of approximately 26 metres. The building steps

back from the street at the 3rd storey by approximately 5 metres to allow for a common outdoor space. An additional step back of 3.0 metres is provided at the 6th storey. The building would contain 150 m^2 (2.3 m^2 per unit) of outdoor amenity space located on the 3rd floor. Proposed indoor amenity space is provided at a rate of 1.4 square metres per unit, which is below the By-law requirement of 2.0 square metres per unit.

Vehicular access is provided off Gerrard Street, with a total of 42 parking spaces being provided via at-grade car stackers. Servicing and loading would be located at the rear of the property. The proposal includes 54 bicycle parking spaces (including residents, visitor and retail spaces).

Site and Surrounding Area

The subject lands are located at the south-east corner of Woodbine Avenue and Gerrard Street East. The site is 1,144 m^2 and is currently occupied by a single storey commercial building at the intersection and two-2 storey buildings with commercial uses at grade on the eastern portion of the site.

The surrounding uses are as follows:

North: 1 and 2- storey mixed-use buildings with retail at grade fronting onto Gerrard Street.
South: 5-storey affordable housing building fronting onto Woodbine Avenue. Further south there are single and semi detached dwellings.
East: 1 and 2-storey mixed-use buildings. Further east there are single and semi detached dwellings, as well as single and semi detached dwellings fronting onto Devon Avenue.
West: 1 and 2- storey mixed-use buildings with retail at grade.

Provincial Policy Statement and Provincial Plans

The 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.

Official Plan

The site is designated *Mixed-use Areas* in the City of Toronto Official Plan which permits the proposed residential and commercial uses. The Official Plan anticipates that the *Mixed-use Areas* will absorb most of the anticipated increases in retail, office and service employment in

Toronto in the coming decades, as well as much of the new housing. Development within *Mixed-use Areas* is guided by development criteria in the Official Plan and is to be massed to provide an appropriate transition between areas of different development intensity and scale. Limiting impacts of new development such as shadowing is to be accomplished through measures such as providing appropriate setbacks and/or stepping down of building heights among other considerations.

Zoning

The site is zoned CR T2.0 C0.5 R2.0 in the former City of Toronto Zoning By-law 438-86. This is a mixed-use designation that permits development up to 2.0 times the area of the lot, of which a maximum of 0.5 times may be non-residential uses and a maximum of 2.0 times may be residential uses. The maximum permitted height is 12.0 metres.

Site Plan Control

The property is subject to site plan control. An application for site plan control has been submitted and appealed.

Community Consultation

A community consultation meeting was held on June 14, 2012 to present the revised application. The meeting was attended by City Planning Staff, the applicant, the local Councillor and approximately 40 residents. The concerns raised by residents with respect to the revised proposal were generally related to the following matters:

- height and density of revised proposal;
- traffic, parking and pedestrian safety;
- impacts on privacy and property values;
- construction impacts on adjacent properties including noise and dust; and
- the adequacy of municipal servicing to the site.

COMMENTS

Land Use

The *Mixed-use Areas* designation in the Official Plan is intended to accommodate retail, office, service employment and residential uses. The applicant is proposing a 7-storey mixed-use building that will provide for both new housing and employment opportunities. The retail uses at grade will provide animation at ground level. The proposed development will take advantage of existing public infrastructure and encourage additional ridership on public transit. The proposed development is generally consistent with the previous OMB decision, as well as the land use provisions of the Official Plan and the site is appropriate for modest residential intensification.

Massing, Height and Density

As noted above, the OMB approved a 6-storey, mixed-use building, plus mezzanine. The proposed building contained 29 residential units and retail at grade. City Staff attended the OMB in opposition to the re-zoning and site plan applications due to concerns related to height, massing and density.

The new applicant is proposing revisions to the approved plans that would permit 64 residential units with ground floor retail. While the revised proposal provides a building envelope that is similar to that approved by the OMB, there are a number of protrusions into the approved envelope that impact the adjacent building to the south, and the low density neighbourhood to the east. Staff will continue to work with the applicant to achieve greater sensitivity and improved transition to the properties immediately adjacent to the site, more in keeping with the envelope approved by the OMB.

The height of the previously approved OMB scheme was 23.9 metres, without a mechanical penthouse. The revised scheme proposes a building height of 22.7 metres, with an additional 3.3 metres for mechanical penthouse, for an overall height of approximately 26 metres. In reviewing the revised application, staff consider the overall height of 26 metres to the top of the mechanical penthouse to be generally supportable. However staff have advised the applicant to look at refinements to the building in order to improve the massing and street relationship as follows:

- greater sensitivity between the proposed building and the adjacent 5-storey building to the south;
- improved transition to the low density residential neighbourhood to the east of the site;
- improved relationship of the building to the street and revisions to enhance the pedestrian realm.

Access and Parking

The previous OMB approved scheme provided a total of 55 parking spaces (1.8 spaces per unit) located in a below grade garage. The revised proposal provides a total of 42 parking spaces (0.65 spaces per unit), including 39 spaces for residents and 3 visitor spaces. Parking will be provided via interior parking stacker systems, accessed off an internal driveway via Gerrard Street.

The Zoning By-law requires a minimum of 58 parking spaces consisting of 47 resident spaces, 8 visitor spaces and 3 retail spaces. The proposal does not provide any on-site visitor or retail parking. The applicant has submitted a transportation study as part of their revised application, which indicates that there is sufficient off-site parking within the immediate vicinity of the proposed development to accommodate the residential visitor and retail parking demand anticipated to be generated by the proposed development. Transportation staff support the proposed parking reduction based on the information provided in applicant's transportation study.

The applicant proposes to provide 41 occupant and 13 visitor bicycle parking spaces. The proposed bicycle parking is satisfactory to the City and will be secured as a performance standard within the Zoning By-law Amendment.

Conclusion:

Overall, the revised proposal provides a building envelope that is generally consistent with that previously approved by the OMB. Staff will continue to work with the applicant to resolve the issues outlined above.

Staff will report back directly to City Council at its meeting of March 21st 2013. If Planning Staff and the applicant have been able to resolve the issues outlined in this report, staff will also bring forward a draft Zoning By-law amendment for 763 & 765 Woodbine Avenue to the March 2013 City Council meeting.

CONTACT

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SIGNATURE

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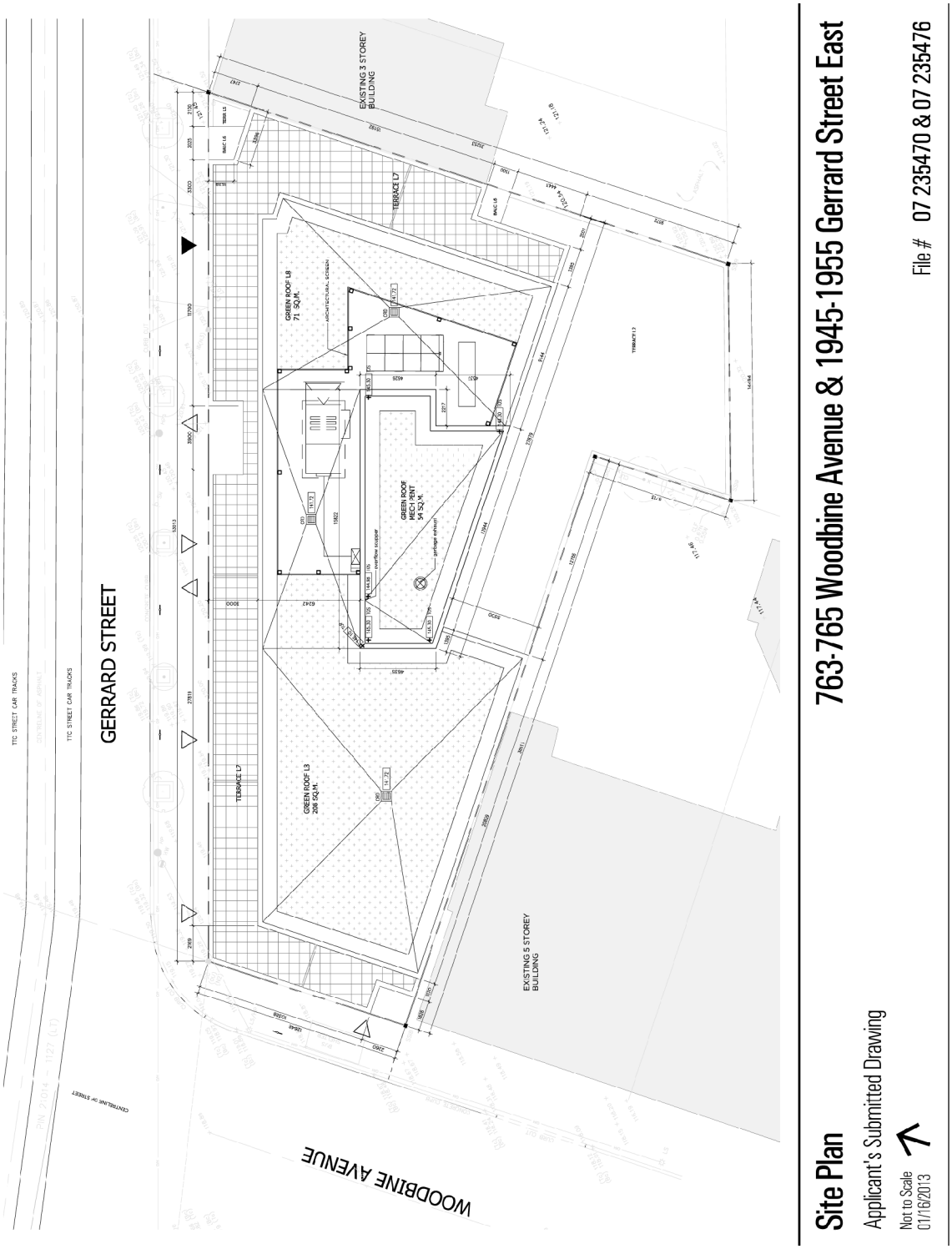
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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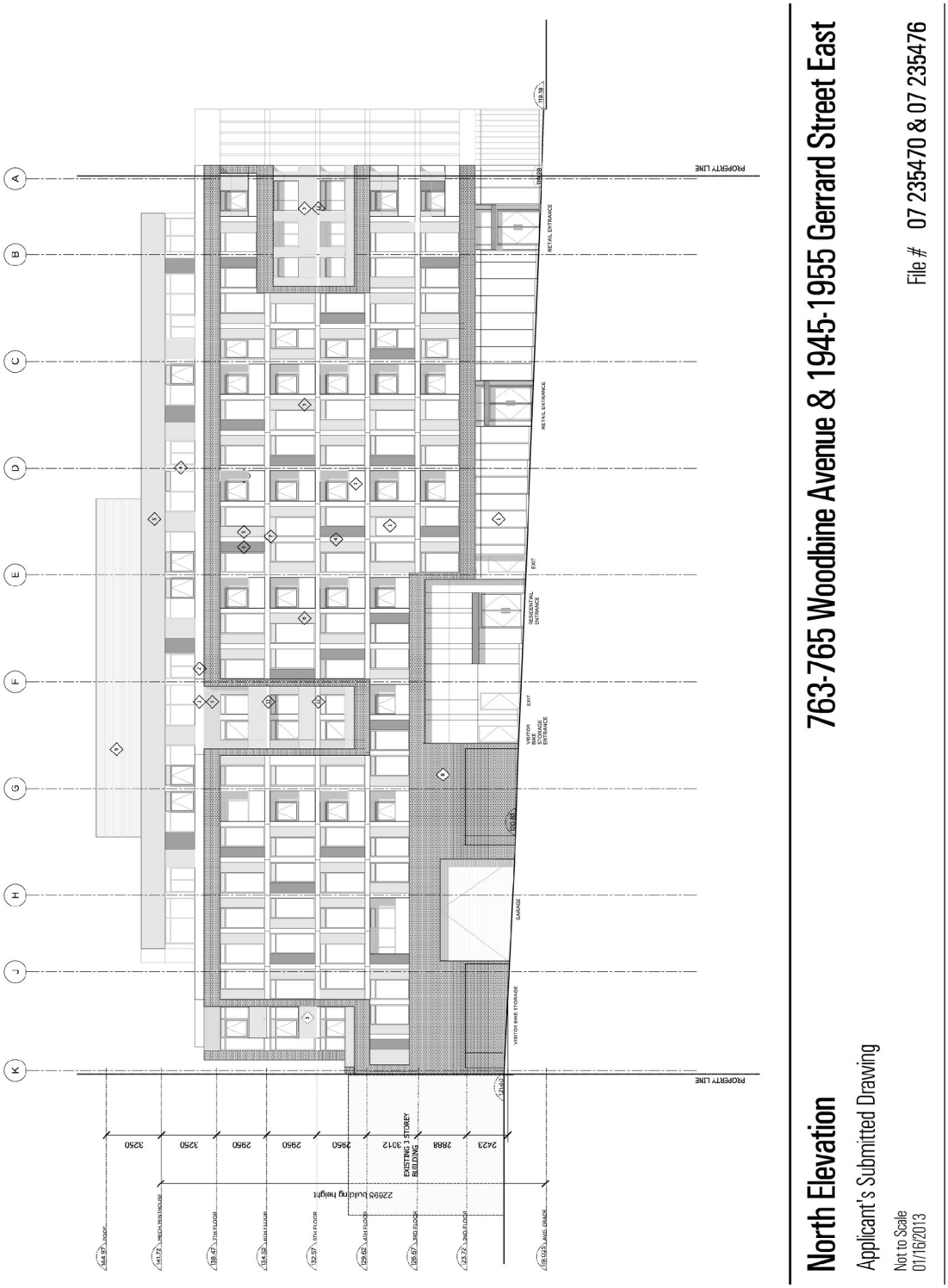
ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Elevations
Attachment 5: Elevations
Attachment 6: Zoning
Attachment 7: Application Data Sheet

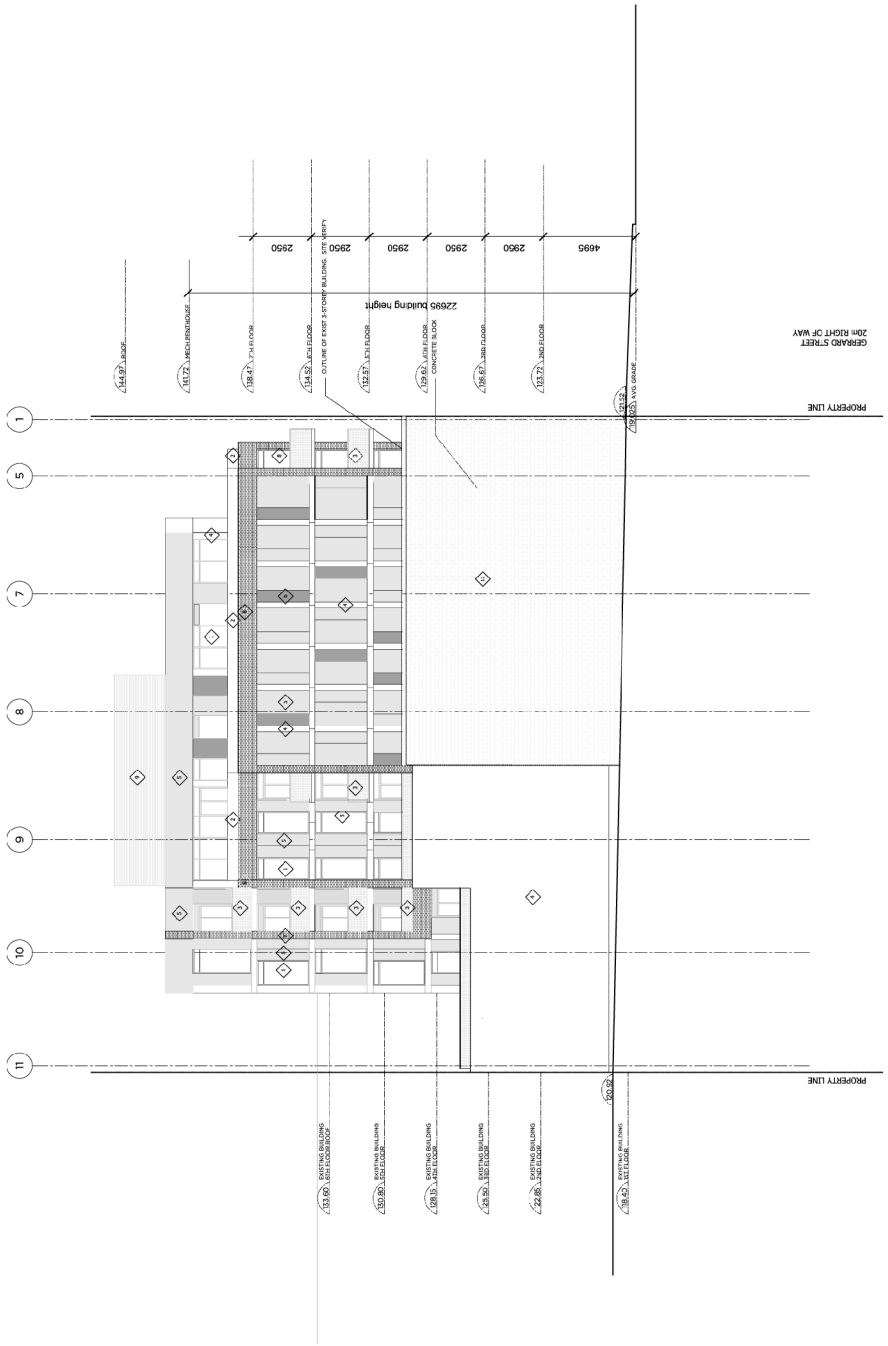
Attachment 1: Site Plan



Attachment 2: Elevations



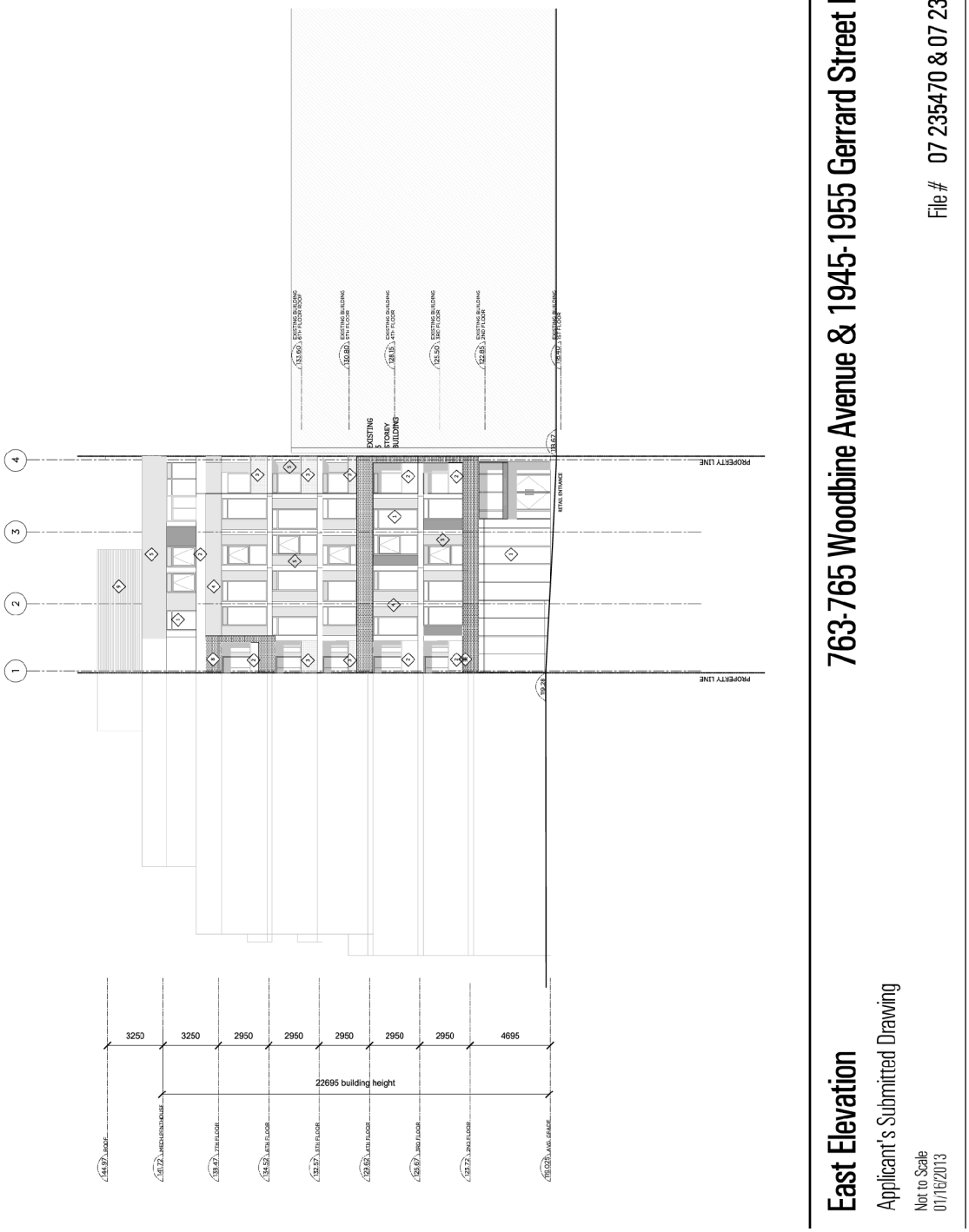
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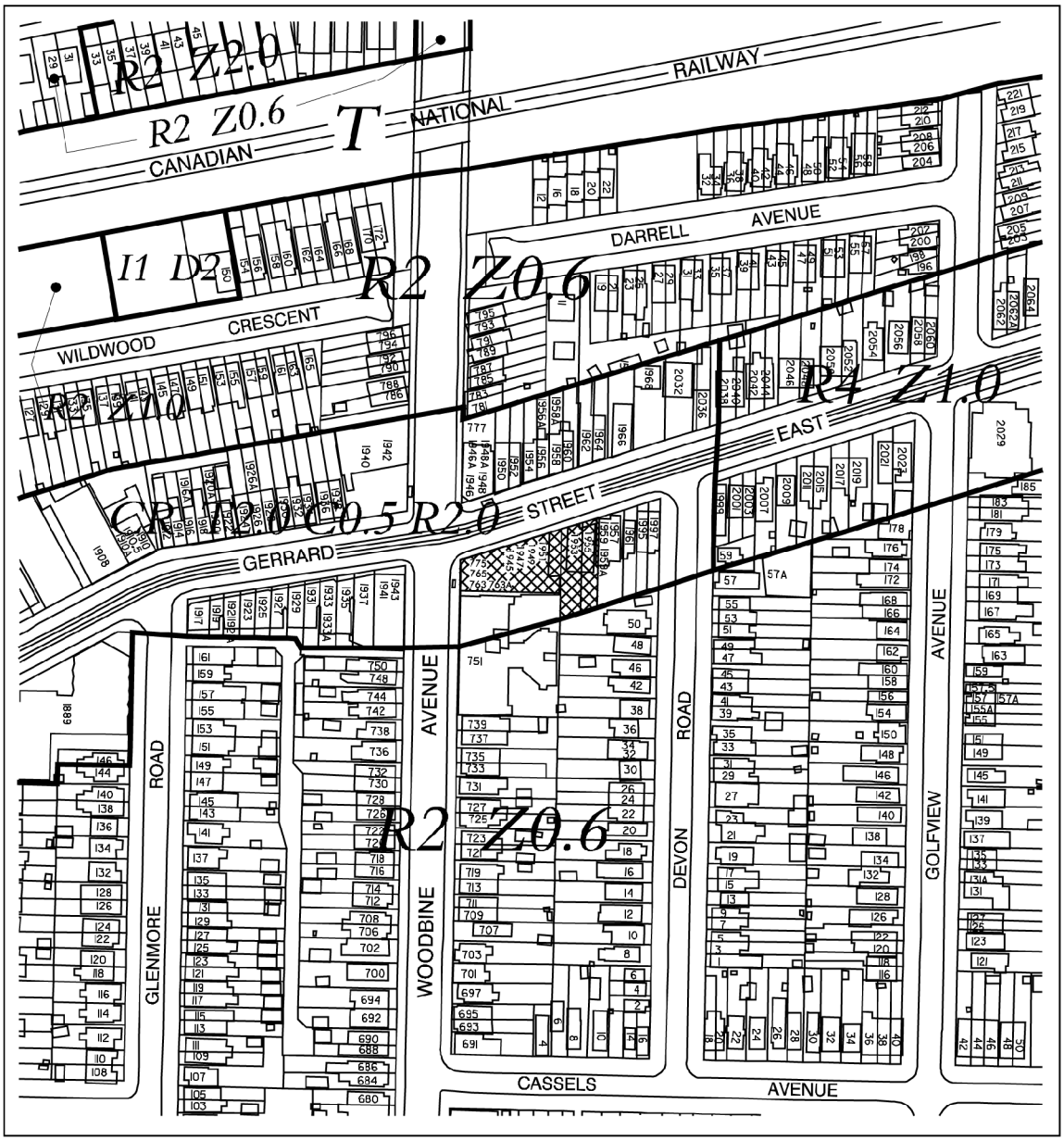
Attachment 4: Elevations



Attachment 5: Elevations



Attachment 6: Zoning



TORONTO City Planning

763-765 Woodbine Avenue & 1945-1955 Gerrard Street East

Zoning

File # 07_235470 & 07_235476

R2 Residential District
R4 Residential District
CR Mixed-Use District
I1 Industrial District
T Industrial District

Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/16/07 - DR

Attachment 7: Application Data Sheet

Application Type	Rezoning and Site Plan Approval	Application Number:	07-235470 STE 32 SA
Details		Application Date:	June 21, 2007
Municipal Address:	763 WOODBINE AVE		
Location Description:	PL 1430 PT LT22 PT LT23 PT LT24 **GRID S3205		
Project Description:	Proposed 7 storey condominium residential tower with GF Retail, and 1 level below grade parking. Address known as #763- 765 Woodbine Ave and 1945-1955 Gerrard St East.		

Applicant:	**Agent:**	**Architect:**	**Owner:**
Roland Romcolthoff			Yan-On Investments Limited

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR T2.0 C0.5 R2.0	Historical Status:	
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1144.5	Height:	Storeys:	7
Frontage (m):	52.97		Metres:	22.7
Depth (m):	14.5			
Total Ground Floor Area (sq. m):	408			**Total**
Total Residential GFA (sq. m):	4565		Parking Spaces:	42
Total Non-Residential GFA (sq. m):	311		Loading Docks	1
Total GFA (sq. m):	4923			
Lot Coverage Ratio (%):	35.6			
Floor Space Index:	4.3			

DWELLING UNITS **FLOOR AREA BREAKDOWN** (upon project completion)

			Above Grade	**Below Grade**
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	4565	0
Bachelor:	4	Retail GFA (sq. m):	311	0
1 Bedroom:	47	Office GFA (sq. m):	0	0
2 Bedroom:	13	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	64			

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