STAFF REPORT
ACTION REQUIRED

19-21 Ossington Avenue and 19 Rebecca Street - Zoning Amendment Application - Preliminary Report

Date: May 23, 2013

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Wards: Ward 19 – Trinity-Spadina

Reference Number: 13 146061 STE 19 OZ

SUMMARY

This application proposes to amend Zoning Bylaw 438-86, as amended, to legalize an existing 16-space commercial surface parking lot at 19-21 Ossington Avenue and 19 Rebecca Street.

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.

The next step is to hold a community consultation meeting where the community can review the application, provide comments, and ask questions of City staff and the applicant. A final report is targeted for the fourth quarter of 2013, subject to any required information being provided by the applicant 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 19-21 Ossington

Staff report for action – Preliminary Report – 19-21 Ossington Avenue and 19 Rebecca Street
Avenue and 19 Rebecca 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.

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements and issues that would have to be addressed through the review process.

ISSUE BACKGROUND

Proposal
The proposal is to legalize a surface parking lot currently being used for commercial parking purposes with 16 vehicular parking spaces. The parking spaces are located on the property municipally known as 19 Rebecca Street, which is adjacent to and east of 19-21 Ossington Avenue. The rear yards of residential properties surround the proposed vehicular parking spaces and are separated by fence. The existing access to the parking lot is from a two-way driveway from Ossington Avenue. In addition, there is an existing one-way driveway leading out of the parking lot to Rebecca Street.

An existing two-storey building located on the lot, known as the Queen West Self Storage, is used for storage purposes. The storage building and its own required parking are permitted uses. No change in use or built form is proposed.

Site and Surrounding Area
The site is located north of Queen Street West at the intersection of Ossington Avenue and Rebecca Street. The total lot area is 2411.3m² with an existing lot frontage of 45.08m and an existing lot depth of 69.80m. The existing two-storey building fronts on Ossington Avenue and Rebecca Street, has a height of eight metres, has a total non-residential gross floor area of 2079.78m² used for storage, and is accessible from Ossington Avenue. The floor space ratio of the site is 0.86 times the area of the lot. The lot includes 6 existing vehicular parking spaces for the storage building.

North: on the north side of Rebecca Avenue is a 6-storey mixed use building approved in 2011, which is under construction.

South: are two-storey commercial buildings fronting on Ossington Avenue. Further south are two- and three-storey mixed-use buildings fronting on Queen Street West.
East: are two-storey semi-detached homes and row houses fronting on Rebecca Street and Givins Street.

West: on the west side of Ossington Avenue are a surface parking lot, the Toronto Western Hospital, Ossington Withdrawal Management Centre, and commercial buildings fronting on Ossington Avenue with heights of two storeys.

**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.

**Official Plan**

The site has a split land use designation in the City of Toronto's Official Plan. The west (front) half of the site, fronting Ossington Avenue, is designated **Mixed Use Areas**. The east (rear) half of the site is designated **Neighbourhoods**.

**Mixed Use Areas** provide for a broad range of commercial, residential and institutional uses subject to a number of development criteria. The policies of **Mixed Use Areas** require new development to provide a transition between areas of different development intensity and scale.

**Neighbourhoods** are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than 4-storeys. The stability of our **Neighbourhoods**’ physical character is one of the keys to Toronto’s success. Physical changes to our established **Neighbourhoods** must be sensitive, gradual and generally “fit” the existing physical character. New small-scale retail, service and office uses that are incidental to and support **Neighbourhoods** and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning Bylaw. Generally, commercial parking lots are not permitted in **Neighbourhoods**; however, there are Toronto Parking Authority commercial parking lots located in **Neighbourhoods**. These commercial parking lots are typically closer to **Mixed Use Areas** and have buffers, such as landscaping, to mitigate negative impacts such as noise.
The site is also subject to Site and Area Specific Policy 156 which permits a limited range of light industrial uses that are compatible with residential uses. The policy does not permit commercial parking lots.

The Toronto Official Plan is available on the City’s website at: www.toronto.ca/planning/official_plan/introduction.htm

Zoning
The site has split zoning in the City of Toronto's Zoning Bylaw 438-86, as amended. The west (front) half of the site, fronting Ossington Avenue, is zoned CR T2.5 C2.0 R1.5. The east (rear) half of the site, where the vehicular parking spaces are located, is zoned R4 Z1.0.

Through the review of the application, Planning Staff shall determine whether an Official Plan Amendment would be required.

Site Plan Control
The proposal is subject to Site Plan Control. The applicant submitted a site plan application (12 151974 STE 19 SA), which is being reviewed concurrently with the zoning bylaw amendment application.

Reasons for the Application
The proposed commercial parking lot is within a residential district (R4 Z1.0) in Zoning Bylaw 438-86, as amended. The proposed use is not permitted within a residential district. A zoning by-law amendment is therefore required. Through the review of the application, staff may identify additional areas of non-compliance with the zoning bylaw.

COMMENTS
Application Submission
The following reports/studies were submitted with the application:

- Site Plan
- Grading Plan
- Arborist Report

A Notification of Complete Application was issued on May 15, 2013.

Issues to be Resolved
Further processing of the application and public consultation are recommended. Planning staff will consider the issues listed below.

1. the appropriateness of a commercial parking lot extending into a Neighbourhood designation in the Official Plan and an R zone in the Zoning Bylaw;
2. compliance of the proposal with the Neighbourhood policies of the Official Plan;
3. compatibility of the commercial parking lot with residential homes and possible mitigation measures;
4. noise impacts;
5. traffic and access impacts;
6. applying the Design Guidelines for 'Greening' Surface Parking Lots in terms of landscaping, lighting, security, among other items that may be applicable;

Additional issues may be identified through the review of the application, agency comments and the community consultation process, including whether an Official Plan Amendment would be required.

CONTACT
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SIGNATURE

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

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet
Attachment 1: Site Plan
Attachment 3: Application Data Sheet

Application Type: Rezoning
Details: Rezoning, Standard
Application Number: 13 146061 STE 19 OZ
Application Date: April 8, 2013

Municipal Address: 19-21 OSSINGTON AVENUE and 19 REBECCA STREET
Location Description: **GRID S1906
Project Description: The City has received a Zoning Bylaw Amendment application to amend Zoning Bylaw 438-86, as amended, to permit a 16-space commercial surface parking lot in a residential district. Application is also subject to Site Plan Control (file no. 12-151974).

Applicant: Memar Consultants Inc.
Agent: Memar Consultants Inc.
Architect: Memar Consultants Inc.
Owner: Harvet Enterprises Limited
Memar Consultants Inc.
Suite 503, 2323 Yonge Street
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Toronto ON M4P 2C9
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Harvet Enterprises Limited
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337 Banbury Road
337 Banbury Road
337 Banbury Road
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PLANNING CONTROLS
Official Plan Designation: Mixed Use Areas / Neighbourhoods
Zoning: CR T2.5 C2.0 R1.5 / R4 Z1.0
Height Limit (m): 14m and 10m
Site Specific Provision: 156
Historical Status: N
Site Plan Control Area: Y

PROJECT INFORMATION
Site Area (sq. m): 2411.3
Frontage (m): 45.08
Depth (m): 69.8
Total Ground Floor Area (sq. m): 1039.89
Total Residential GFA (sq. m): 0
Total Non-Residential GFA (sq. m): 2079.78
Total GFA (sq. m): 2079.78
Lot Coverage Ratio (%): 43
Floor Space Index: 0.86
Parking Spaces: 22 (16 spaces proposed, 6 spaces permitted for existing storage building)

Total

Floor Space Index: 0.86

DWELLING UNITS
Tenure Type: Freehold
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3 + Bedroom: 0
Total Units: 0

FLOOR AREA BREAKDOWN (upon project completion)

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<tr>
<th></th>
<th>Above Grade</th>
<th>Below Grade</th>
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<tr>
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<tr>
<td>Retail GFA (sq. m):</td>
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<tr>
<td>Institutional/Other GFA (sq. m):</td>
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