

422 – 436 Roncesvalles Avenue and 76 Howard Park Avenue Zoning Amendment Application - Preliminary Report

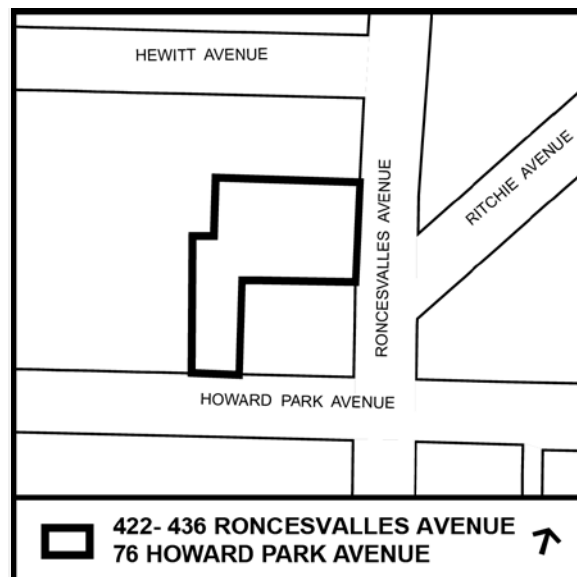
Date:	October 6, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	15 215438 STE 14 OZ

SUMMARY

This application proposes to redevelop the site currently occupied by a two-storey funeral parlour and two, two-storey commercial buildings with an eight-storey mixed-use building containing 93 residential units and six grade-related townhouses fronting a private driveway accessible via Howard Park Avenue. A total of 77 parking spaces will be provided in two levels below grade, including six visitor spaces. The mixed-use building will have a height of 25.7 metres (29.5 to the top of the mechanical penthouse) and the townhouse buildings will have a height of 15.28 metres.

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 anticipated the first quarter of 2016. The final report is targeted for the third quarter of 2016, 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 422-436 Roncesvalles Avenue and 76 Howard Park 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held on February 23, 2015 with the applicant to discuss complete application submission requirements.

A pre-application community consultation meeting was held on April 7, 2015. The proposal presented at the meeting was for an eight-storey mixed-use building containing 111 residential units and ten, four-storey townhouse units fronting a private driveway off of Howard Park Avenue and was essentially very similar to the submitted application. Some of the key issue raised at this meeting included: height impacts on the character of Roncesvalles Avenue and the transition towards the lower-scale neighbourhood, shadow impacts on surrounding properties, noise from loading activities, shortage of parking in the area, vehicular access off of Howard Park Avenue and the need for small, unique and attractive retail spaces along Roncesvalles Avenue.

ISSUE BACKGROUND

Proposal

The proposal is to redevelop the site currently occupied by a two-storey funeral parlour building and two, two-storey commercial buildings with an eight-storey mixed-use building containing 93 residential units as well as six, four-storey grade-related townhouses fronting a private driveway accessible via Howard Park Avenue. The mixed-use building will have a height of 25.7 metres (29.5 metres to the top of the mechanical penthouse) and the townhouse buildings will have a height of 15.28 metres. Private, rooftop terraces are proposed above the eighth floor of the mixed-use building as well as above the fourth floor of the townhouse units.

The building will be setback from Roncesvalles Avenue by approximately 0.87 to 1.1 metres. The building steps back 2.9 metres from the front façade at the sixth storey, however a wrap around balcony encroaches into this setback to line up with the remainder of the building below. A setback of 3.87 metres to 4.08 metres to the face of balconies is provided at the seventh storey and an additional setback totalling 6.67 meters to 6.88 metres will be provided at the eighth storey. Upper storey setbacks begin at the sixth storey at the rear of the building adjacent to the low-scale residential neighbourhood. Due to the irregular lot line and shape of the building in this location, the setbacks range from 5.5 metres to 11.6 metres at the sixth floor, 5.5 metres to 14.6 metres at the seventh floor and 8.5 metres to 17.6 metres at the eighth floor, all measured to the face of the balconies. An additional setback totalling 11.52 metres to 20.63 metres is provided for the rooftop terraces located above the eighth storey. The building is also setback approximately 5.5 metres from the north and south lot lines, excluding the front portion of the building closest to Roncesvalles Avenue which extends right up to the north and south lot lines for the first five storeys and then steps in starting at the sixth floor. The six townhouses will be setback 6.8 metres from the west property line.

Indoor and outdoor amenity space, totalling 224 square metres and 117 square metres respectively, will be provided in a partially below grade level situated between the P1 level of the parking garage and the ground floor, located at the north-west corner of the building. A total of 77 parking spaces will be provided in a two-level below-grade parking garage and will include six visitor spaces. Bicycle parking, equalling 58 spaces, will be located within the P1 level of the parking garage. Vehicular access, including loading, will be off of Howard Park Avenue via a private driveway. The six townhouse units will front this driveway.

For further statistical information, refer to the Application Data Sheet found as Attachment 5 of this report.

Site and Surrounding Area

The site is located on the west side of Roncesvalles Avenue, just north of Howard Park Avenue, and includes a property fronting onto Howard Park Avenue. This "L-shaped" lot has approximately 34 metres of frontage on Roncesvalles Avenue and 15 metres of frontage on Howard Park Avenue and consists of five consolidated lots. The three lots which front Roncesvalles Avenue contain a former funeral parlor at 430-436 Roncesvalles Avenue and two-storey commercial buildings and 422 and 424 Roncesvalles Avenue. A private driveway is located between the funeral parlor and the property at 424 Roncesvalles Avenue, providing access to a shared parking lot at 76 Howard Park Avenue currently used by the funeral parlor and a church building just to the north of the funeral parlor. This parking lot can also be accessed off of Howard Park Avenue and will continue to be used as a driveway for the proposed development. None of the buildings included in the development proposal are listed or designated heritage buildings.

The site is surrounded by the following uses:

North: A three-storey church building, the Westminster Chapel, is located immediately adjacent to the site fronting Roncesvalles Avenue. Two-storey semi-detached house-form buildings are located along the first half of the block north of Boustead Avenue, followed by a four-storey residential apartment building and three-storey commercial buildings leading up to Dundas Street West.

South: A three-storey building is located immediately south of the site fronting Roncesvalles Avenue, containing commercial uses at grade and two-storeys of residential apartments above. Two and three-storey mixed-use buildings are located further south along this stretch of Roncesvalles Avenue towards Marmaduke Street, many of which contain both commercial and residential uses.

East: Just east of the subject site, at the north-east corner of Roncesvalles Avenue and Ritchie Avenue is a seven-storey mixed-use building, the High Park Lofts, approved by the Ontario Municipal Board. The majority of the remaining buildings fronting the east side of Roncesvalles Avenue between Dundas Street West and Marmaduke Street are two and three-storey mixed-use buildings containing commercial and residential uses. Further east is a primarily residential neighbourhood containing low-scale house-form buildings with the exception of a recently approved eight-storey mixed-use building at 66 Howard Park Avenue.

West: The neighbourhood to the west contains primarily low-scale house-form residential buildings. The Howard Junior Public School is located at 30 Marmaduke Street.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 portion of the subject site fronting Roncesvalles Avenue is designated *Mixed Use Areas* in the Official Plan. The balance of the site, fronting Howard Park Avenue, is designated *Neighbourhoods*. 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 will be massed to provide an appropriate transition between areas of different development intensity and scale. Limiting impacts of new development such as shadowing are to be accomplished through a variety of measures including appropriate setbacks and/or stepping down of building height.

Areas designated *Neighbourhoods* are made up of residential uses in lower scale buildings of no more than four storeys and are considered to be stable but not static. Policies contained in the Official Plan require new development to have regard for the physical characteristics of the neighbourhood including: patterns of streets, blocks and lanes; size and configuration of lots; heights, massing and scale of dwelling type; prevailing building types; setbacks of buildings and prevailing patterns of rear and side yard setbacks and open space.

The proposed mixed-use building is permitted within the *Mixed Use Areas* designation and the proposed townhouses are permitted within the *Neighbourhoods* designation of the Official Plan.

Roncesvalles Avenue between Queen Street West and Bloor Street West is also identified as an Avenue on the Urban Structure Map contained within the Official Plan. The *Avenues* policies in Section 2.2.3 require the preparation of an *Avenue Study* prior to a new development on an *Avenue* that requires a rezoning. Each *Avenue Study* will engage local residents, businesses, the Toronto Transit Commission, and other stakeholders to identify and prioritize community improvements concerning streetscape, transportation, parks, facilities, and other infrastructure. The intended result of an *Avenue Study* is to create contextually appropriate as-of-right zoning that establishes permitted uses, maximum density and height, appropriate massing and scale, appropriate transitions to adjacent areas, limits on at-grade parking, and transit-supportive measures. In the absence of an *Avenue Study*, an *Avenue Segment Review* is required to demonstrate that subsequent development on the entire Avenue segment will have no adverse impacts.

Zoning

The portion of the site fronting Roncesvalles Avenue is zoned Mixed Commercial Residential (MCR T3.0 C1.0 R2.5) in the former City of Toronto By-law 438-86, as amended. The remainder of the site fronting Howard Park Avenue is zoned Residential (R2 Z0.6). The MCR zone permits a wide range of residential, commercial and institutional uses, including apartment buildings and retail stores while the R zone permits a variety of residential uses. The maximum height and total density along this portion of Roncesvalles Avenue is 13.0 metres and 3.0 times the area of the lot (for any combination of residential and commercial uses) while the maximum height and

residential density along Howard Park Avenue is 10.0 metres and 0.6 times the area of the lot.

Zoning By-law 569-2013

In May 2013, the City passed and enacted a new harmonized Zoning By-law 569-2013. The zoning that applies to the subject lands is substantially the same with regard to use, density, and height as zoning By-law 438-86.

The subject lands are zoned Commercial Residential (CR 3.0 (c1.0; r2.5) SS2 (x1579) and Residential (R (d036) (x290) for the portions fronting Roncesvalles Avenue and Howard Park respectively. The maximum height and density permissions remain unchanged at 13.0 metres with a combined density limit of 3.0 times the area of the lot for Roncesvalles Avenue and 10.0 metres with a density of 0.6 times the area of the lot along Howard Park (see Attachment 4).

Avenues and Mid-Rise Buildings Study

The Avenues and Mid-Rise Buildings Study provides design guidelines for new mid-rise buildings, particularly on the *Avenues* as identified on Map 2 of the Official Plan. The main objective of this study is to encourage future intensification along the *Avenues* that is compatible with the adjacent *Neighbourhoods* through appropriately scaled and designed mid-rise buildings. The Avenues and Mid-rise Buildings Study provides a list of best practices, categorizes the *Avenues* based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings and identifies areas where the performance standards should be applied.

The performance standards are intended to provide for a pleasant pedestrian experience and an appropriate transition between new mid-rise buildings in *Mixed Use Areas* and low-rise houses in adjacent *Neighbourhoods* through measures such as setbacks, building step-backs, and angular planes.

The Avenues and Mid-Rise Buildings Study also identifies Character Areas which are areas of cultural interest or historic character, containing notable characteristics that should be taken into consideration when Avenues are being planned for redevelopment. Roncesvalles Avenue has been identified as a Character Area containing a fine grain, main street built form on the east side and a mix of fine grain main street with a number of churches and institutional buildings plus walk-up apartment buildings on the west side.

The Avenues and Mid-Rise Buildings Study underwent a five-year monitoring period culminating in a final recommendation report considered by the October 2015 Planning and Growth Management Committee. It was concluded that the performance standards are working well, requiring only minor modifications. Planning and Growth Management Committee adopted recommendations to authorize City Planning staff to make minor adjustments to the Mid-Rise Buildings Performance Standards and authorize City Planning staff to stylistically format the updated guidelines into the City of Toronto urban design guideline template to be used in the review of mid-rise building development proposals were appropriate. Additionally, Committee also recommended that City

Planning continue the development of draft built form policies for the purpose of public consultations that include policies for mid-rise buildings and to report to the Planning and Growth Management Committee in the fourth quarter of 2016.

The application will be reviewed against the performance standards contained within the Avenues and Mid-Rise Buildings Study.

Site Plan Control

The subject site and development is subject to Site Plan Control. A site plan application has not been submitted at this time.

Reasons for the Application

The applicant has submitted a Zoning By-law Amendment application to permit a mixed use building fronting Roncesvalles Avenue that exceeds the permitted maximum building height of 13 metres by approximately 12.7 metres (16.5 metres to the top of the mechanical penthouse), resulting in a proposed building height of 25.7 metres (29.5 metres including the mechanical penthouse). The townhouse buildings exceed the permitted height of 10 metres by 5.28 metres resulting in a building height of 15.28 metres. As well, the proposed density of 4.0 times the area of the lot exceeds the permitted densities of 3.0 and 0.6 times the area of the lot. Other areas of non-compliance will be reviewed.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Scoped Avenue Segment Study
- Community Services and Facilities Study
- Boundary and Topographical Survey
- Architectural drawings
- Landscape drawings
- Shadow Study
- Arborist Report and Tree Preservation Plan
- Traffic Impact and Parking Study

- Functional Servicing and Stormwater Management Report
- Site Servicing Plan

A Notification of Complete Application was issued on September 24, 2015.

Issues to be Resolved

The following are identified as a preliminary list of issues to be addressed in the review of the current development proposal:

1. Conformity with the *Mixed Uses Areas* policies of the Official Plan, including the requirement that development result in a built form and massing which provides for a transition to areas of different development intensity and scale;
2. Conformity with the *Neighbourhoods* policies of the Official Plan, including the requirement that new development respect and reinforce the existing character of the neighbourhood;
3. Consideration of the Avenues and Mid-Rise Buildings Study design criteria;
4. Consideration of the appropriateness of the information submitted as part of the scoped Avenue Segment Study;
5. Height and massing relationships with the immediate area including shadow impacts on the public realm associated with adjacent and nearby streets and properties in the vicinity, of both the mixed-use building and the townhouse units;
6. Consideration of the appropriateness of the proposed six townhouse units which front a private driveway and are located perpendicular to Howard Park Avenue;
7. Consideration of the proposed residential units located on the ground floor at the rear of the proposed commercial units;
8. Impact of the proposed development on mature private trees located on adjacent properties; and
9. Traffic, parking, site access and servicing, as well as impacts on the pedestrian realm that may result from the intensity and scale of the proposed development;

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

Joanna Kimont, Planner
Tel. No. 416-392-7216
E-mail: jkimont@toronto.ca

SIGNATURE

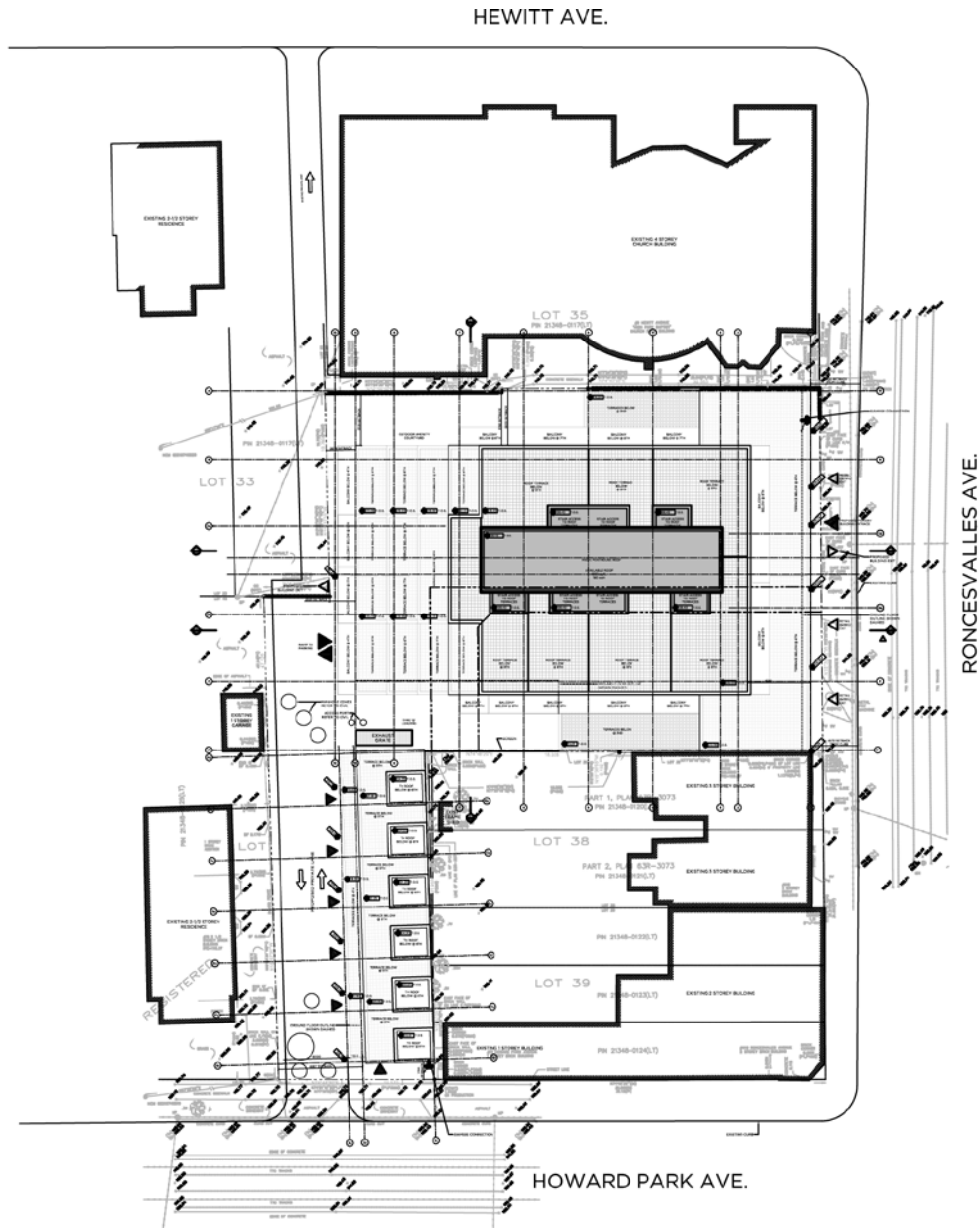
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS


Attachment 1: Site Plan
Attachment 2: East and West Elevations
Attachment 3: North and South Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Ground Floor Plan

Applicant's Submitted Drawing

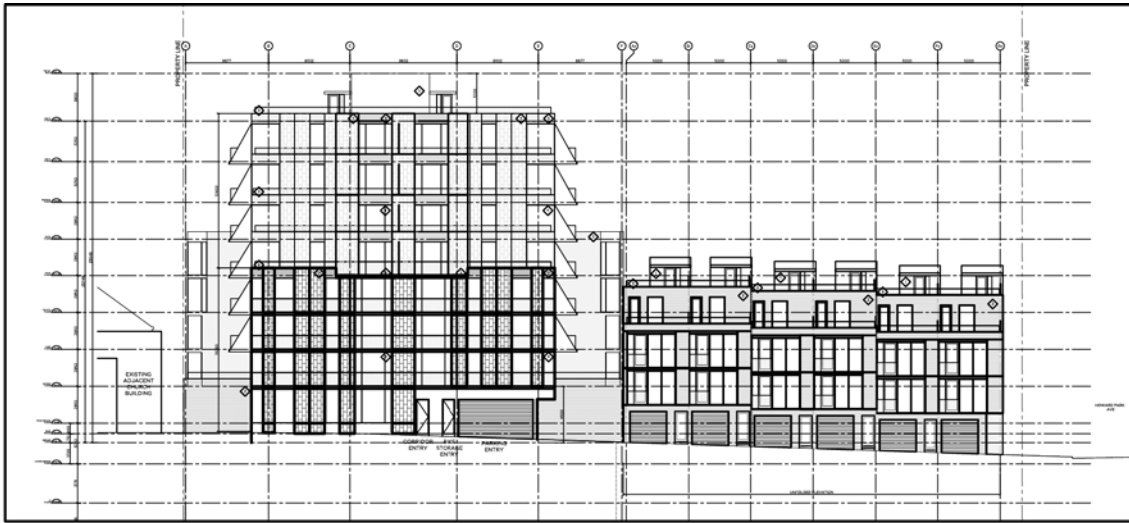
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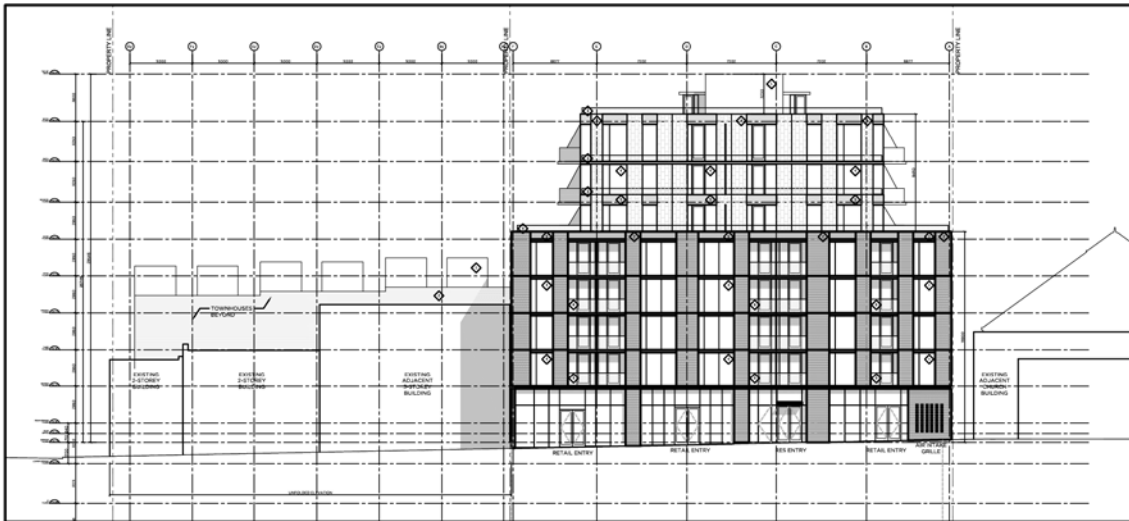
422-436 Roncesvalles Avenue
and 76 Howard Park Avenue

File # 15_215438 STE 14 0Z

Attachment 2: East and West Elevation



West Elevation



East Elevation

East and West Elevations

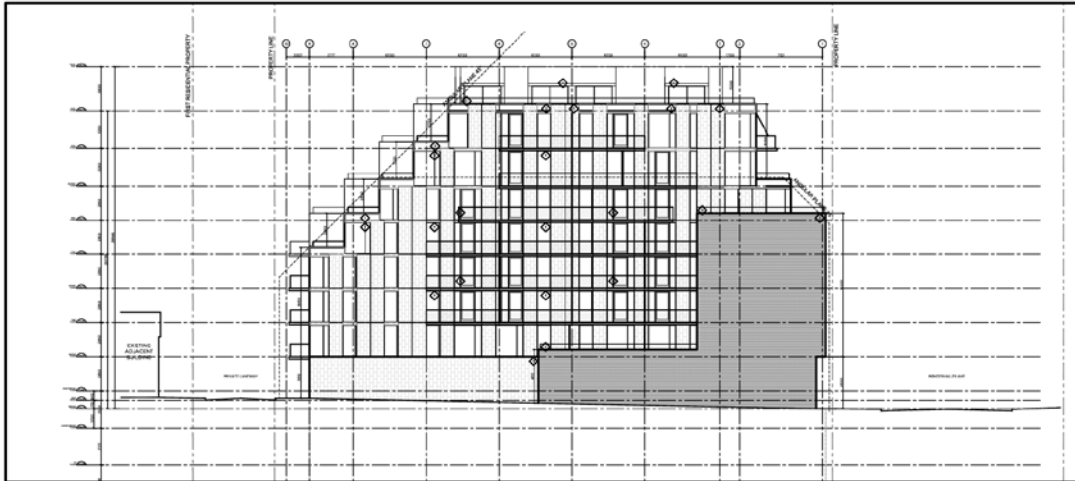
Applicant's Submitted Drawing

Not to Scale
09/30/2015

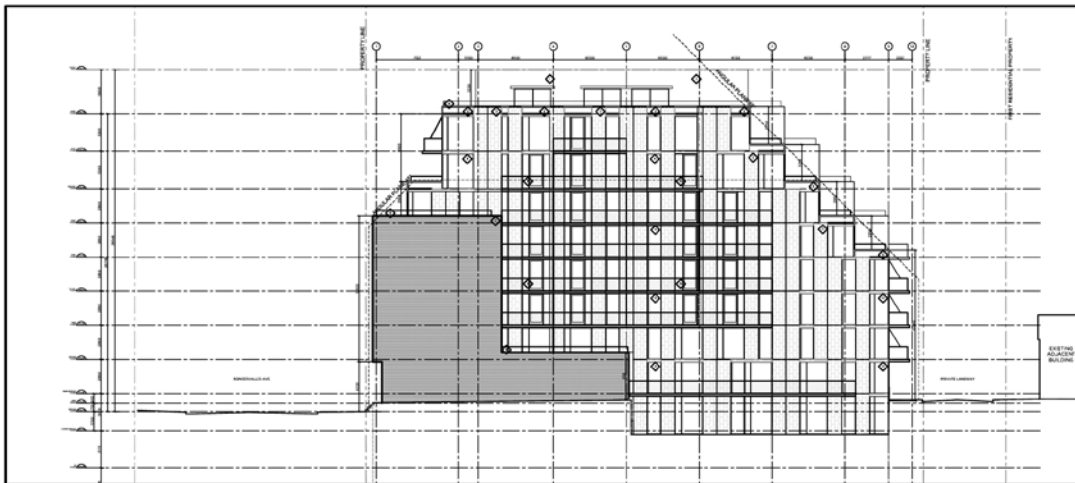
422-436 Roncesvalles Avenue
and 76 Howard Park Avenue

File # 15_215438 STE 14 0Z

Attachment 3: North and South Elevation



South Elevation



North Elevation

North and South Elevations

Applicant's Submitted Drawing

Not to Scale
09/30/2015

422-436 Ronesvalles Avenue
and 76 Howard Park Avenue

File # 15_215438 STE 14 0Z

Attachment 4: Zoning



Zoning By-law 569-2013

422-436 Roncesvalles Avenue and
76 Howard Park Avenue
File # 15 215438 STE 14 0Z



Location of Application

R Residential

CR Commercial Residential



See Former City of Toronto Bylaw No. 438-86

I1 Industrial District

MCR Mixed-Use District

R2 Residential District



Not to Scale
Extracted: 09/30/2015

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 215438 STE 14 OZ
Details	Rezoning, Standard	Application Date:	August 31, 2015
Municipal Address:	422-436 RONCESVALLES AVE & 76 HOWARD PARK AVENUE		
Location Description:	PLAN 485 PT LOTS 37 & 38 WITH ROW **GRID S1402		
Project Description:	Zoning Amendment proposal to redevelop the site containing a two-storey funeral parlour with an eight-storey mixed-use building fronting Roncesvalles Avenue as well as six, four-storey townhouse units fronting a private driveway off of Howard Park Avenue. The mixed-use building will contain retail uses at grade with 93 residential units above as well as 71 parking spaces and 58 bicycle parking spaces in two levels below grade.		

Applicant:	Agent:	Architect:	Owner:
CRAIG HUNTER HUNTER & ASSOCIATES LTD		RAW DESIGN	WORSLEY DREAM GP INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 3.0 (c1.0; r2.5) SS2 (x1579); R (d0.6) (x290)	Historical Status:
Height Limit (m):	13, 10	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2270	Height:	Storeys:	8
Frontage (m):	35.5		Metres:	29.5
Depth (m):	54			
Total Ground Floor Area (sq. m):	1204			Total
Total Residential GFA (sq. m):	8418		Parking Spaces:	77
Total Non-Residential GFA (sq. m):	675		Loading Docks	1
Total GFA (sq. m):	8418			
Lot Coverage Ratio (%):	55			
Floor Space Index:	4			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo, Freehold		
Rooms:	0	Residential GFA (sq. m):	8418
Bachelor:	0	Retail GFA (sq. m):	675
1 Bedroom:	44	Office GFA (sq. m):	0
2 Bedroom:	49	Industrial GFA (sq. m):	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0
Total Units:	99		

CONTACT:	PLANNER NAME:	Joanna Kimont, Planner
	TELEPHONE:	416-392-7216