



## STAFF REPORT ACTION REQUIRED

### 1117 and 1119 Gerrard Street East - Official Plan Amendment, Zoning Amendment Applications - Preliminary Report

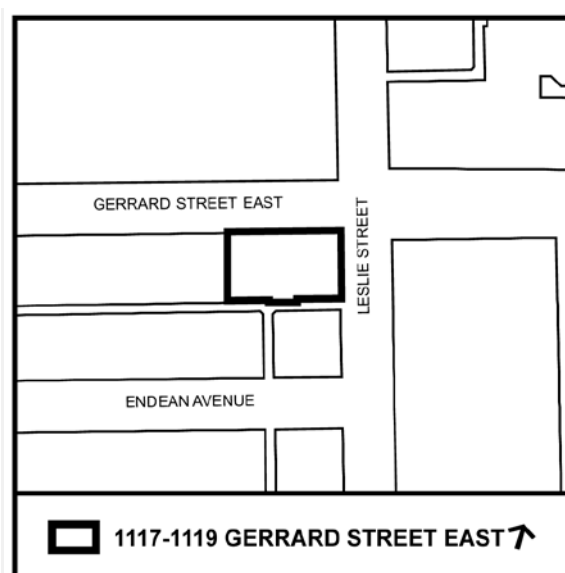
<b>Date:</b>	January 26, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto-Danforth
<b>Reference Number:</b>	15-256717 STE 30 OZ

#### SUMMARY

The Applicant, McCarthy Tetrault LLP, on behalf of WoodGreen Community Housing Inc., has submitted an Official Plan Amendment and Rezoning Application that proposes to demolish the existing building (the former Riverdale United Church) at 1117 Gerrard Street East and to develop the lands with a five-storey building, containing 35 new rental dwelling units, generally intended for low-income seniors, and approximately 235 square metres of community centre space at grade. The owner is also intending to add a new rental unit to the existing five-storey building at 1119 Gerrard Street East, thus bringing the total new rental units through this development application to 36. The 36 new rental units will replace 36 rent-geared-to-income units at 835-841 Queen Street East, which is currently subject to a rental housing demolition application through Section 111 of the City of Toronto Act, 2006.

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

A Community Consultation meeting is anticipated to be held in the spring of 2016. The final report is targeted for the final quarter



of 2016. The target date assumes that the applicant will provide all required information in a timely manner.

## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1117 and 1119 Gerrard Street East 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.

## DECISION HISTORY

At its meeting on August 25, 2014, City Council adopted the following recommendation related to the existing mixed-use building at 835-841 Queen Street East (owned and operated by WoodGreen Community Housing Inc.):

1. City Council approve in principle, subject to final approval of a Section 111 permit, the demolition of the 36 social housing units at 835-841 Queen Street East with replacement at on off-site location, and the removal of the obligation to replace the units on-site as a condition of receiving development approvals for any future proposal for 835-841 Queen Street East.

The subject development application contemplates the offsite replacement of the units at 835-841 Queen Street East within the proposed mixed-use building at 1117-1119 Gerrard Street East. The applicant has not currently obtained final approval of a Section 111 permit for 835-841 Queen Street East. The submission of the subject development application is a necessary step to achieve final approval of the above noted Section 111 permit for 835-841 Queen Street East. The preliminary report reviewing the Application for Rental Housing Demolition under Municipal Code Chapter 667 for 835-841 Queen Street East can be accessed at this web link:  
<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-72282.pdf>

At its meeting on April 9, 2013, Toronto and East York Community Council (TEYCC) adopted item TE23.71, which requested the Manager, Heritage Preservation Services to report to TEYCC on the heritage attributes of the Riverdale United Church at 1117 Gerrard Street East and options for including the Church on the City's heritage inventory. The item can be accessed at this web link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE23.71>

## **Pre-Application Consultation**

A pre-application meeting regarding the proposal was held with the applicant on February 25, 2015. The applicant presented a similar proposal to the application contemplated through this preliminary report. At the pre-application consultation meeting, staff recommended that the applicant consider various design changes, including increased setbacks at the front and rear elevation of the proposed building and a reallocation of the outdoor amenity/play area, which would result in a more appropriate built form.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant, McCarthy Tetrault LLP, on behalf of WoodGreen Community Housing Inc., has submitted an Official Plan Amendment and Rezoning Application that proposes to demolish the existing building (the former Riverdale United Church) at 1117 Gerrard Street East and to develop the lands with a five-storey mixed-use building with a height of 18 metres (21.5 metres to the top of the mechanical penthouse). The proposed building will contain 35 rental dwelling units, generally intended for low-income seniors, and approximately 235 square metres of community centre space (Parent Resource Centre) at grade.

The existing building at 1119 Gerrard Street East (Heather Terrace) will be retained and the applicant is proposing the addition of a single rental unit at grade. A new pedestrian connection at grade is proposed to connect the existing building at 1119 Gerrard Street East with the proposed building at 1117 Gerrard Street East. The full implementation of the proposal will result in a total of 65 rental units (36 new units and 29 existing units) at 1117 and 1119 Gerrard Street East. Both buildings are proposed to function as a shared complex for the purposes of parking, waste collection and common outdoor and indoor amenity space. The total FSI for the site is proposed to be 3.60.

The proposal includes the retention of 5 existing vehicular parking spaces, located at grade at 1119 Gerrard Street East, and the addition of 6 long-term bicycle parking spaces to be located below-grade in a secured room. The applicant is also proposing to add 6 City standard ring and posts at grade, within the City right-of-way and along the frontage of 1117 Gerrard Street East. The proposal does not include the provision of a loading space.

The new building at 1117 Gerrard Street East is proposed to contain the following setbacks and setbacks:

- a 2.67 metre setback for the building along Gerrard Street East (north property line), stepping back and gradually increasing to 4.67 metres at the fifth floor;
- a 0.15 metre setback for the building along the public laneway (south property line), stepping back and gradually increasing to 3.82 metres at the fifth floor;

- a 1.65 metre setback for the building along the west property line (existing two-storey residential dwelling at 1115 Gerrard Street East), stepping back and gradually increasing to 5.5 metres at the fourth floor; and
- a 1.46 to 2.35 metre setback for the building along adjacent to Heather Terraces (east façade of the proposed building).

The proposal would result in a sidewalk width of approximately 3.2 metres at 1117 Gerrard Street East, while the existing sidewalk width at 1119 Gerrard Street East would not change.

The proposal will add 36 new rental units to the subject site, which are proposed to replace 36 rent-geared-to-income units at 835-841 Queen Street East. As noted above, the existing WoodGreen building at 835-841 Queen Street East is currently subject to a rental housing demolition application through Section 111 of the City of Toronto Act, 2006.

Attachments 1 to 5 contain drawings of the proposed development. Attachment 8 is the Application Data Sheet, which contains further detailed statistical information for the proposal.

## **Site and Surrounding Area**

The site is municipally known as 1117 and 1119 Gerrard Street East and is located at the southwest corner of Gerrard Street East and Leslie Street. The site has a total area of 1,311 square metres and is rectangular in shape, with a depth of approximately 27.5 metres. The site maintains a frontage along Gerrard Street East of approximately 45 metres. The site also abuts a public laneway to the south and the applicant will be responsible for conveying a portion of their site for the purposes of a future laneway widening. The right-of-way width for Gerrard Street East in this location is 20 metres. The site is currently occupied by a two-storey place of worship (Riverdale United Church) and a five-storey residential apartment building (Heather Terrace) at 1117 and 1119 Gerrard Street East, respectively.

The following is the built form character and land use of the surrounding area:

- North: Opposite the site on the north side of Gerrard Street East is a secondary school (Riverdale Collegiate Institute). Further north are residential uses in a low-rise, two to three storey, form typical of the area context, as well as the Metrolinx/GO Transit railway corridor.
- East: East of the site are a series of low-rise, one to three-storey residential buildings, either fronting onto Gerrard Street East or contained within the local road network. Further east of the site is Greenwood Park.
- South: South of the site are a series of two to three-storey low-rise residential buildings that are typical of the area context. Further south is a local elementary school (Leslieville Jr. Public School).

West: West of the site are various two to three-storey low-rise residential buildings, either fronting onto Gerrard Street East or contained within the local road network. Further west of the site, the character of the area changes to mixed-use two to three storey low-rise buildings, containing retail and residential uses in a low-rise form, as well as a local retail shopping centre (Gerrard Square) and the Metrolinx/GO Transit railway corridor.

## **Provincial Policy Statement and Provincial Plans**

Section 2 of the *Planning Act* lists matters of provincial interest that include the orderly development of safe and healthy communities, the accessibility for persons with disabilities, the adequate provision and distribution of educational, health, social, cultural and recreational facilities and the adequate provision of a full range of housing, including affordable housing. City Council's planning decisions are required to have regard for the matters of provincial interest fully outlined in Section 2 of the *Planning Act*.

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 subject site is not located on an identified *Avenue* as shown on Map 2 – Urban Structure and is designated *Neighbourhoods* as shown on Map 21 – Land Use of the Official Plan.

### **Section 2.3.1 – Healthy Neighborhoods**

Section 2.3.1 of the Official Plan addresses lands not located within identified growth centres, but rather another important section of the City's fabric, Toronto's neighbourhoods.

By focusing most new residential development in the *Centres*, along the *Avenues*, and in other strategic locations, the City's Official Plan intends to preserve the shape and feel of the City's neighbourhoods. However, these neighbourhoods will not stay frozen in time. Some physical change will occur over time as enhancements, additions and infill housing occurs on individual

sites. A cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood.

The City's neighbourhoods are more than just places for dwellings. Trees, parks, schools, libraries, community centres, child care centres, places of worship and local stores are all important parts of the City's neighbourhoods. Increasingly, people work in their neighbourhoods, both in home offices and in local stores and services. All communities should benefit from and share the rewards and advantages of living in Toronto. Some neighbourhoods need to be strengthened to ensure a better quality of life for their residents. There may be gaps in community-based facilities and services.

In addition to satisfying all other policies of the Official Plan, development in *Neighbourhoods* shall respond to the following:

- be consistent with the objective of maintaining physical stability in the *Neighbourhoods* and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas;
- Environmental sustainability will be promoted in *Neighbourhoods* by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency and programs for reducing waste and conserving water and energy;
- Community and neighbourhood amenities will be enhanced where needed by:
  - improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus and streetcar services and other community services; and
  - creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood.

#### Section 4.1 – Neighbourhoods

*Neighbourhoods* are considered to be physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments that are no higher than four storeys. The Official Plan requires development within *Neighbourhoods* to generally "fit" the existing physical character. While *Neighbourhoods* are intended to be physically stable, they are not intended to be static.

Section 4.1.5 of the Plan requires new development to respect and reinforce the existing physical character of the neighbourhood, with specific regard for size and configuration of lots, heights, massing, scale and dwelling type, prevailing building type(s), setbacks from the street, prevailing

rear and side yard setbacks and landscaped open space and conservation of heritage buildings, structures and landscapes.

The Official Plan contains policies in its Built Form and Public Realm and Healthy Neighbourhood sections to also be applied. The policies state that new development will:

- be massed and its exterior façade designed to fit harmoniously into its existing and/or planned context and limit its impact on neighbouring streets, parks, open spaces and properties;
- provide space for public utilities and services, trees and landscaping, building access, amenities such as view corridors, sky view and sunlight, and public gathering places;
- provide gradual transition of scale and density;
- provide for adequate light and privacy;
- preserve existing mature trees and incorporate them into landscaping designs; and
- attenuate resulting traffic and parking impacts.

On December 10, 2015 City Council approved Official Plan Amendment 320 to revise the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies of the Official Plan. The intent of these changes is to clarify, strengthen and refine the policies within these sections to support the Plan's goals to protect and enhance existing neighbourhoods. The amendment is now Council policy and has been submitted to the Minister of Municipal Affairs and Housing for his approval. Until the amendment is approved by the Minister of Municipal Affairs and Housing it is not in-force and in effect.

### Section 3.2.1 – Housing

A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock. The existing stock of housing will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with the policies of the Official Plan.

Intensification of rental properties, where a site has more than 6 rental units existing at the time of application and any of the rents are mid-range or below, will secure the rental tenure of the retained units for a minimum of 20 years and may secure needed improvements for the existing units.

Redevelopment of social housing properties, including those which propose a mix of housing including varying levels of rental assistance, varying housing types and forms and/or the inclusion of affordable ownership housing options, that would have the effect of removing a social housing building or related group of buildings containing one or more social housing units, will secure:

- full replacement of the social housing units;
- replacement social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and
- an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants at similar rents, including rent-geared-to-income subsidies, right-of-first-refusal to occupy one of the replacement social housing units and other assistance to mitigate hardship.

Social housing refers to rental housing units which are owned by a non-profit housing corporation, including housing provided by non-profit housing co-operatives to their members, and which are produced or funded under government programs providing comprehensive funding or financing arrangements, whether or not in partnership with municipal government.

Section 5.3.1 of the Official Plan states that it is a statutory document and amendments to the Plan that are not consistent with its general intent will be discouraged and that Council will be satisfied that any development permitted under a Plan amendment will be compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies in the Plan.

The Official Plan is to be read as a comprehensive and cohesive whole. This application will be reviewed against all policies of the Official Plan. The Official Plan is available here: [www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

## **Zoning**

The site is zoned R4 Z1.0 by the former City of Toronto Zoning By-law 438-86, which permits a wide range of residential uses with a maximum density of 1.0 times the area of the lot for any combination of permitted uses on the site. The zoned height limit is 10.0 metres.

By-law 640-91, adopted by City Council on October 8, 1991, amends former City of Toronto Zoning By-law 438-86, to permit, on a site-specific basis, the retention of a place of worship existing as of October 7, 1991, and the erection and use of a social housing apartment building containing senior citizens' housing on the site, subject to various site-specific development standards.

The site is also zoned R (d1.0) (x802) with a height of 10 metres by the City of Toronto Zoning By-law 569-2013, which is currently under appeal and is not in-effect for the subject site. The permissions in Zoning By-law 569-2013 are largely the same as those in Zoning By-law 438-86, as



amended. Further, the lands at 1117 and 1119 Gerrard Street East are subject to exception x802, which permits additional uses (a nursing home, retirement home and religious residence, subject to various qualifications) as well as applies City of Toronto By-law 640-91 as the prevailing by-law for the subject site.

### **Site Plan Control**

The proposed development is subject to Site Plan Control. The applicant has submitted a Site Plan Control application, which is currently under review through File #15-256718 STE 30 SA.

### **Tree Preservation**

An Arborist Report has been submitted with the applications and is under review by Urban Forestry.

### **Reasons for the Application**

The proposed development requires an Official Plan Amendment application, because the proposed 5-storey building exceeds the four storeys permitted by the *Neighborhoods* land use designation of the Official Plan.

The proposed development requires a Zoning By-law Amendment application, because the proposed height of 18 metres, and density of 3.60 times the area of the lot exceeds the current height limit of 10.0 metres and a density of 1.0 times the area of the lot as prescribed in Zoning By-law 438-86.

Through the review of the Zoning By-law Amendment application, staff may identify additional areas of non-compliance with the Zoning By-law.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Context Plan
- Plan of Survey
- Site Plan
- Architectural (elevations, sections, floor and renderings) Plans
- Landscape Plans and Details
- Planning Rationale
- Tree Preservation Plan
- Arborist Report
- Toronto Green Standard Checklist
- Sun and Shadow Study
- Design Development Energy Analysis Report
- Functional Servicing and Stormwater Management Report
- Transportation Impact, Parking and Loading Study
- Geotechnical Study

- Site Servicing and Site Grading Plan

A Notification of Incomplete Application issued on December 22, 2015 identifies the outstanding material required for a complete application submission as follows:

- Computer Generated Building Mass Model; and,
- Housing Issues Report

## **Issues to be Resolved**

After conducting a preliminary review of the development proposal, City Planning staff have identified the following issues for further review:

- consistency/conformity with applicable Provincial Plans, including the Provincial Policy Statement, 2014 and the Growth Plan for the Greater Golden Horseshoe, 2005;
- conformity with the policies of the Toronto Official Plan;
- the overall impacts of the building height, massing and density of the proposal, including specific impacts on Gerrard Street East and the public laneway to the south and the provision of transition to low-rise *Neighbourhoods*;
- appropriateness of a five storey building in this area designated *Neighbourhoods* in the Official Plan;
- consideration of appropriate setbacks along the Gerrard Street East frontage;
- the adequacy of the unit sizes proposed, and their effectiveness as replacement units for the existing building at 835-841 Queen Street East;
- the overall accessibility of the development;
- the provision of vehicular and bicycle parking spaces;
- the access, servicing and lack of loading spaces proposed, including a determination of the need for a lane widening.

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**

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## **SIGNATURE**

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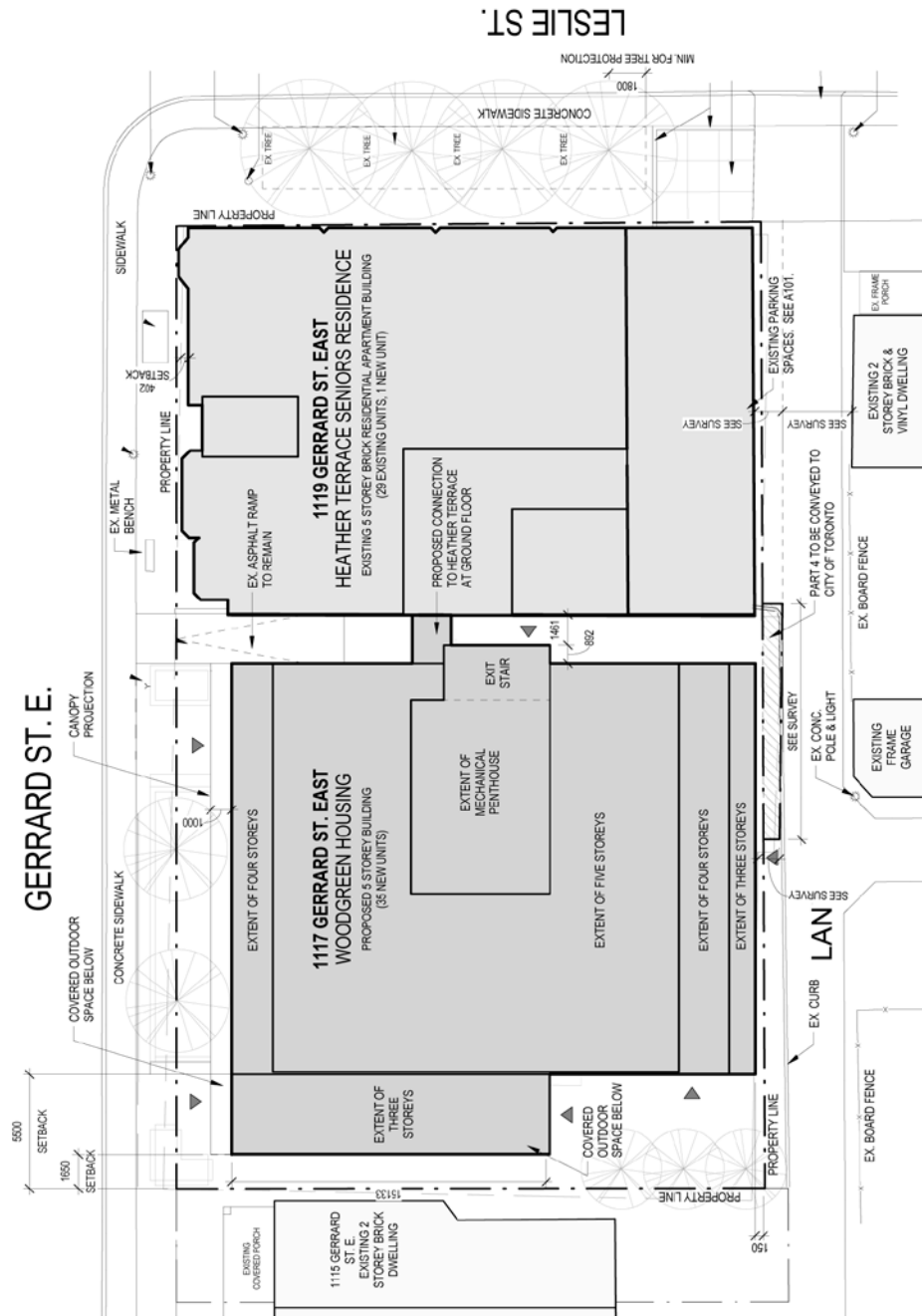
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevation  
Attachment 6: Zoning  
Attachment 7: Official Plan  
Attachment 8: Application Data Sheet

Staff report for action – Preliminary Report - 1117 Gerrard St E  
V.03/13



**1117 & 1119 Gerrard Street East**

File # 15 256717 STE 30 0Z

## Site Plan

Applicant's Submitted Drawing

Not to Scale  
1/19/16



## Attachment 2: North Elevation



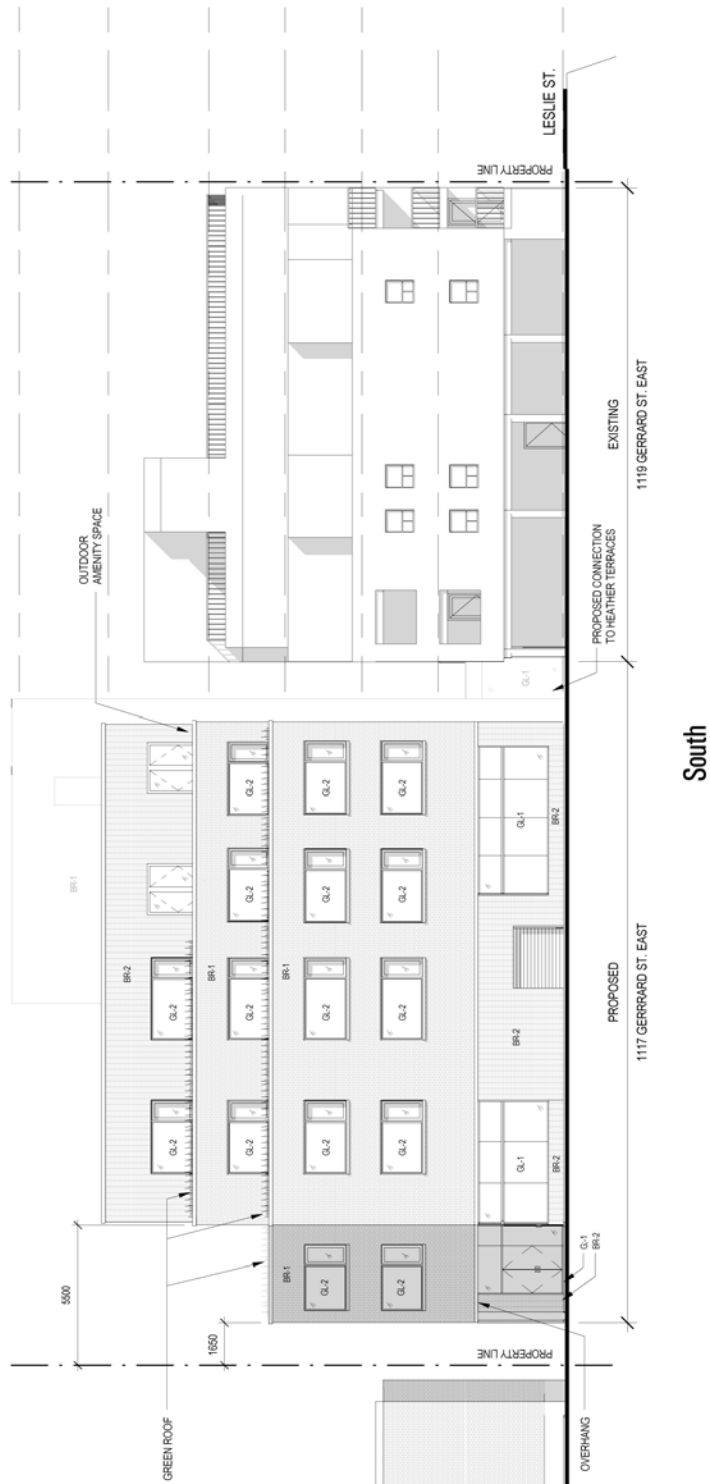
## Elevations 1117 & 1119 Gerrard Street East

Applicant's Submitted Drawing

Not to Scale  
1/19/16

File # 15 256717 STE 30 0Z

### Attachment 3: South Elevation



#### Elevations

Applicant's Submitted Drawing

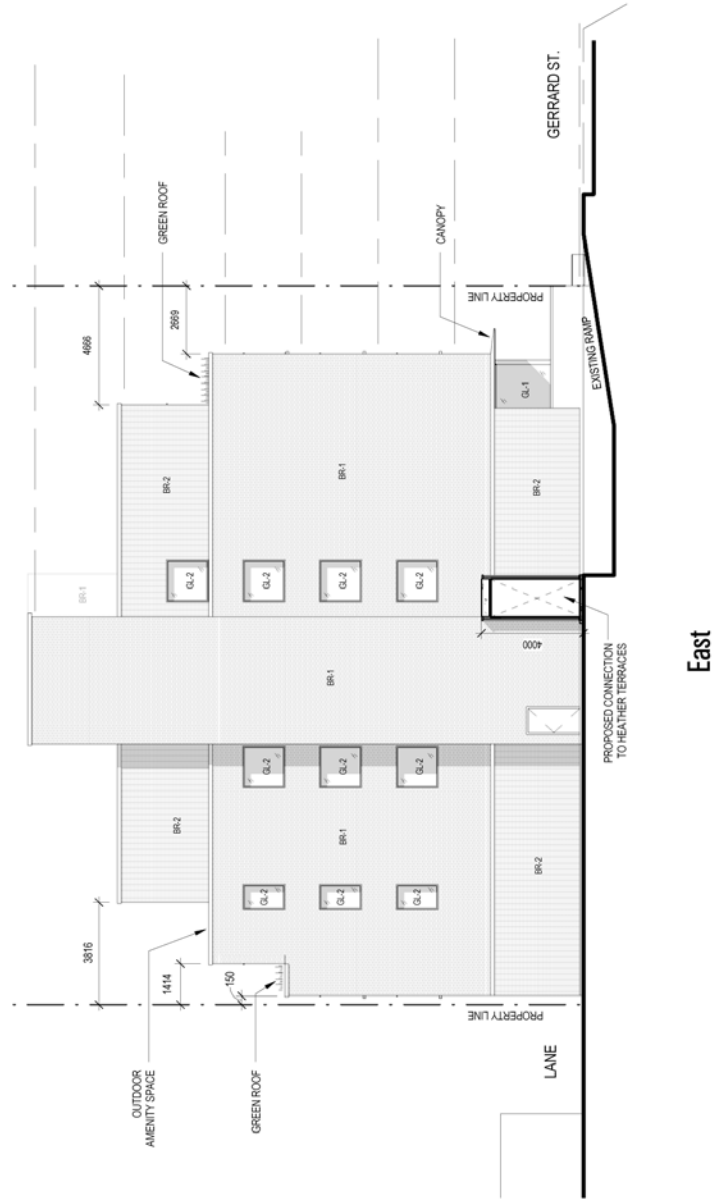
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1117 & 1119 Gerrard Street East

File # 15 256717 STE 30 0Z

## Attachment 4: East Elevation



### Elevations

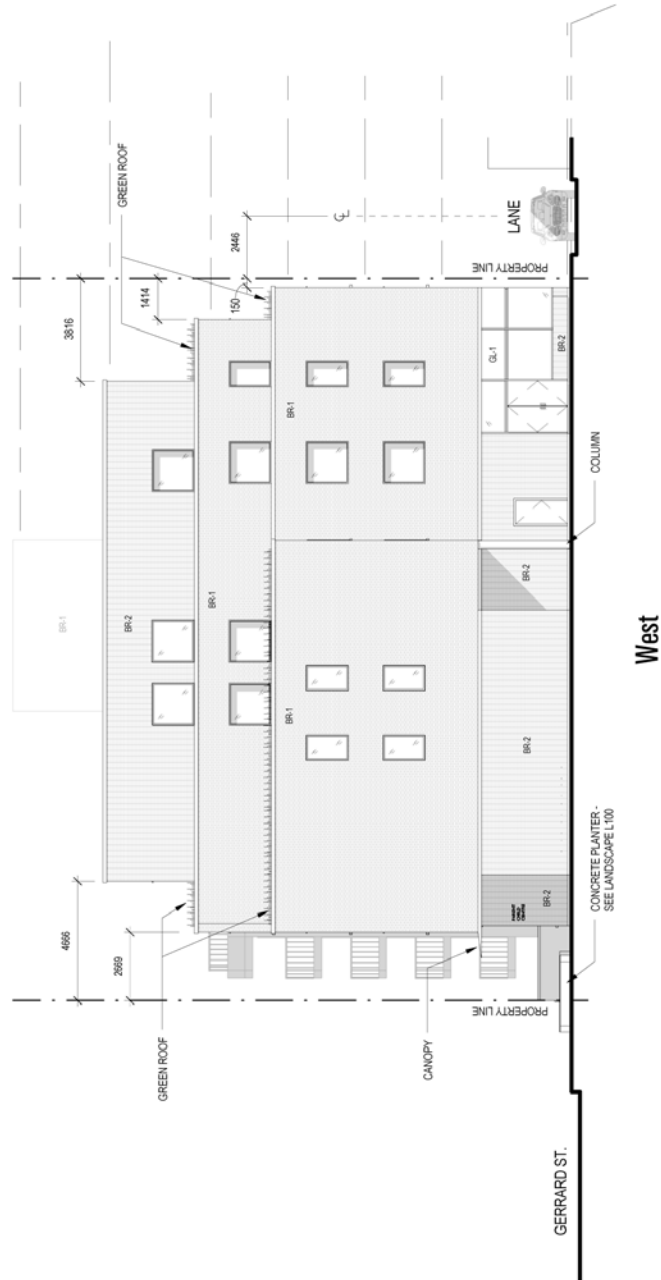
Applicant's Submitted Drawing

Not to Scale  
1/19/16

1117 & 1119 Gerrard Street East

File # 15 256717 STE 30 0Z

## Attachment 5: West Elevation



### Elevations

Applicant's Submitted Drawing

Not to Scale  
1/19/16

1117 & 1119 Gerrard Street East

File # 15 256717 STE 30 0Z



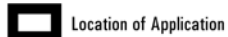
## Attachment 6: Zoning



**Zoning By-Law No. 569-2013**

**1117 Gerrard Street East**

**File # 15 256717 STE 30 0Z**



R Residential



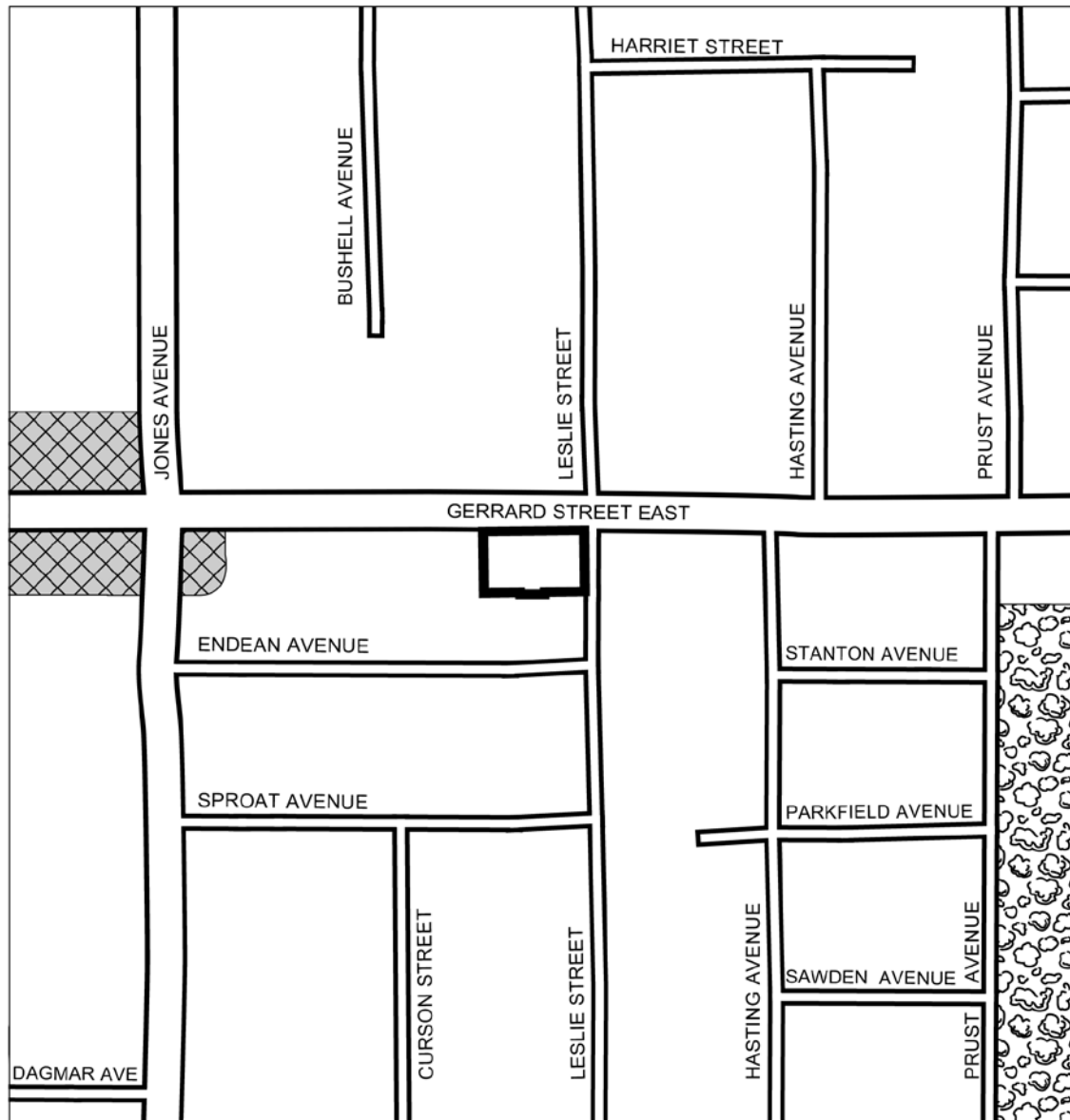
See Former City of Toronto By-Law No. 438-86

R2 Residential District  
R4 Residential District



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Extracted: 01/15/2016

## Attachment 7: Official Plan



**TORONTO** City Planning  
Extract from Official Plan

1117 & 1119 Gerrard Street East

File # 15 256717 STE 30 02



Not to Scale  
01/25/2016

## Attachment 8: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 256717 STE 30 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 25, 2015
Municipal Address:	1117 and 1119 GERRARD ST E		
Location Description:	PLAN 907 LOT 28 PT LOTS 24 TO 27 AND 29 RP 64R13663 PART 1 PT PART 4 **GRID S3011		
Project Description:	The development applications submitted to the City contemplate the demolition of the existing Place of Worship, and to redevelop the lands for a five-storey building, containing 35 new alternative housing units, generally intended for low-income seniors, and approximately 235 square metres of community centre space at-grade. The owner is also intending to add a new rental unit to the existing five-storey building at 1119 Gerrard Street East, thus bringing the total new rental units through this development application to 36.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Mccarthy Tetraault LLP			WoodGreen Community Housing Inc.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	By-law 640-91
Zoning:	R (d1.0) (x802)	Historical Status:	N/A
Height Limit (m):	10	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1321	Height:	Storeys:	5	
Frontage (m):	46.36		Metres:	21.5	
Depth (m):	28.3				
Total Ground Floor Area (sq. m):	810				<b>Total</b>
Total Residential GFA (sq. m):	4481		Parking Spaces:	5	
Total Non-Residential GFA (sq. m):	235		Loading Docks	0	
Total GFA (sq. m):	4716				
Lot Coverage Ratio (%):	61				
Floor Space Index:	3.6				

### DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	7
1 Bedroom:	52
2 Bedroom:	6
3 + Bedroom:	0
Total Units:	65

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4481	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	235	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Daniel Woolfson, Planner
	<b>TELEPHONE:</b>	416-392-7574