

**57 and 65 Brock Avenue - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report**

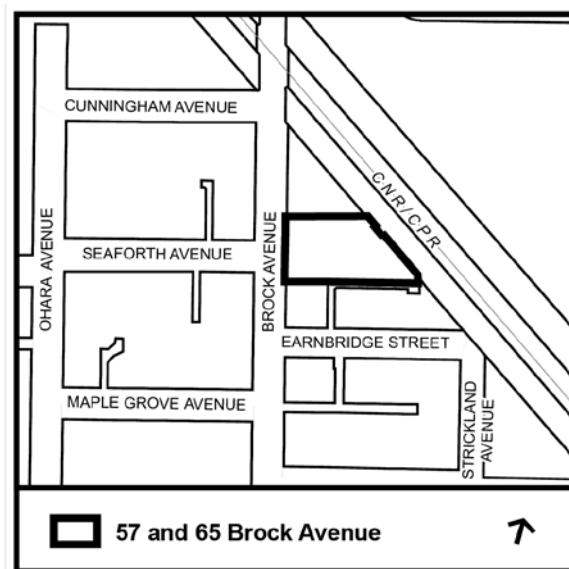
<b>Date:</b>	October 19, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 14 – Parkdale-High Park
<b>Reference Number:</b>	16-183287 STE 14 OZ

**SUMMARY**

This application proposes to construct a seven-storey building containing 106 residential units. Seventy-three parking spaces will be provided in an above-grade parking structure located at the eastern limit of the property abutting the rail corridor.

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.

City Planning Staff and the community have raised concerns with the applicant during the pre-application process regarding the appropriateness of the proposed height and massing of the building within the context of the neighbourhood. The further processing of the application and public consultation process are recommended in order to give the applicant the opportunity to work with Staff, the community, and the Ward Councillor to address these issues and others that may arise through further review of the application.



## **RECOMMENDATIONS**

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

1. Staff is directed to schedule a community consultation meeting for the lands at 57 Brock Avenue, together with the Ward Councillor.
2. Notice for the community consultation meeting is given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act is 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 with the applicant on January 20, 2016 to discuss complete application submission requirements. Planning Staff also discussed concerns regarding the overall height and massing of the proposed built form, and its fit within the existing context, which is made up predominantly of two-to-three-storey residential buildings. Staff explained to the applicant that, although the proposal would not be supported in its current form, Staff would be interested in working toward a more supportable proposal.

The Ward Councillor hosted a pre-application community consultation meeting on April 21, 2016. The applicant explained the details of the proposal, and the policy framework in place for the site. The Ward Councillor explained City Council's decision-making process. The Councillor also explained that the purpose of the pre-application community consultation process was for the applicant to hear the community's reaction to the proposal, and to possibly make revisions based upon the community's input. The community voiced concerns regarding proposed height and massing, loss of privacy, increased traffic demands, lack of community benefits, and impact on the community regarding the future construction period. The community also questioned the tenure and affordability of the proposed units. The application formally submitted to the City on June 30, 2016 is substantially the same as the proposal presented at the pre-application community consultation meeting discussed above.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes a seven-storey residential building, with an overall height of 27.5 metres to the top of the wrapped mechanical. The building's proposed gross floor area (GFA) is 8,818 square metres. The application proposes 106 residential units, of

which 61 are one-bedroom units, 26 are two-bedroom units, and 19 are three-bedroom units. A proposed two-storey, above-grade parking structure, located at the rear of the site, will separate the residential component from the rail corridor, and will provide 57 parking spaces for residents and 16 parking spaces for visitors. A total of 907 square metres of amenity space is proposed, of which 517 square metres will be outdoor amenity space, and 390 square metres will be indoor amenity space.

The open space proposed will be in two locations on the site. One open space is proposed at grade, which will be oriented to the south of the property, buffered by the residential component to the west, and the parking structure to the east. The second open space is proposed to be located on top of the above-grade parking structure at the rear of the site.

The proposed vehicular access is off of Brock Avenue, at grade, through the southern portion of the building.

The application has been circulated to City divisions and outside agencies for review and comment. Comments received from this first circulation have been forwarded to the applicant.

### **Site and Surrounding Area**

The site is located on the east side of Brock Avenue, between Dundas Street West to the north, and Queen Street West to the south at Seaforth Avenue's eastern terminus. The rail corridor abuts the east property line at an angle, rendering the shape of the lot irregular. The property has a frontage of 44.5 metres, and a maximum depth of 91 metres. The area of the lot is 3,430 square metres. A one-storey industrial building, currently occupied by the Beer Store, exists at the rear of the site, with surface parking in front.

**North:** A two-storey industrial building, followed by other industrial uses in semi-detached house forms. To the north of the above-noted semi-detached buildings, is a small piece of industrially-zoned open space, and the Canadian National Railway/Canadian Pacific Railway rail corridor, oriented in a northwest/southeast diagonal manner.

**South:** Two pairs of three-storey semi-detached residential buildings, and a three-storey detached building fronting onto Brock Avenue. Also, abutting the south side of the site, are the rear yards of two-storey and three-storey semi-detached and detached residential buildings fronting on to Earnbridge Street.

**East:** The Canadian National Railway/Canadian Pacific Railway rail corridor.

**West:** Detached and semi-detached residential buildings ranging in height from two to three stories. Two of these houses, located at 60 and 62 Brock Avenue, respectively, are listed on the City's inventory of heritage properties.

## **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. Policies are outcome-oriented, and some policies provide flexibility in their implementation, provided that provincial interests are upheld. The PPS recognizes that local context and character is important, and that the Official Plan is the most important vehicle for implementing the PPS. Recently updated, the housing policies of the PPS require municipalities to provide for an appropriate range and mix of housing, including affordable housing, to meet the needs of current and future residents. 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, as the case may be, 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 site is designated *Employment Areas* on Map 18 – Land Use Plan of the City of Toronto Official Plan. *Employment Areas* are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers (see Attachment 4).

## **Site and Area Specific Policy**

The site is also subject to Site and Area Specific Policy 154 (SASP 154), which allows for a mix of employment and residential uses on the same site, provided the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area.

As part of Official Plan Amendment 231 (OPA 231), a modified version of SASP 154 would allow for employment, places of worship, and residential uses within single use or mixed use buildings provided that, among other things:

- if the property is designated *Employment Areas*, any building containing a place of worship and/or residential units will provide for a satisfactory environment compatible with any employment uses in the building and adjacent area;
- if the property is designated *Neighbourhoods*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise, and generation of traffic;
- the height, density, and massing of new development respects and reinforces the existing and planned physical character of the adjacent area; and
- residential and place of worship uses are located a minimum of 30 metres from the nearest rail corridor.

OPA 231 is currently under appeal before the Ontario Municipal Board. Therefore, the modified SASP 154 discussed above is not in force.

## **Zoning**

The property is subject to former City of Toronto Zoning By-law 438-86, as amended, and is zoned Industrial (I1 D2). The maximum density permitted on the site is a gross floor area of 2.0 times the area of the lot, with a height limit of 14 metres. This property is not subject to the requirements of City-Wide Zoning By-law 569-2013 (see Attachment 3).

## **Site Plan Control**

The property is subject to Site Plan Control. An application has not been submitted.

## **Tree Preservation**

This application proposes the removal of two City trees and two private trees. Urban Forestry is currently reviewing the application. A replanting plan (with proposed species), and an application to destroy or injure City and private trees may be required from Urban Forestry.

## **Reasons for the Application**

An amendment to the Official Plan is necessary because the site is designated *Employment Areas*, which do not provide for residential uses. Although SASP 154 allows for a mix of residential and employment uses on site, the application proposes solely residential use.

An amendment to former City of Toronto Zoning By-law 438-86, as amended is necessary because industrially-zoned lands do not allow for residential use. Amendments to the applicable performance standards will also be required to facilitate the proposed development such as maximum permitted height and density, parking, and setbacks.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report
- Toronto Green Standards (TGS) Checklist
- Tree Inventory and Arborist Report
- Qualitative Pedestrian Level Wind Assessment Report
- Noise and Vibration Feasibility Study
- Traffic Operations, Parking, and Loading Review Report
- Functional Servicing and Stormwater management Report
- Phase 1 Environmental Site Assessment Report
- Geotechnical Report

A Notification of Complete Application was issued on July 28, 2016, which incorrectly described the proposal as being nine storeys in height. An amended Notice of Complete Application was issued on August 8, 2016 correctly describing the proposal as being seven stories in height.

### **Issues to be Resolved**

The application has been circulated to City Divisions and public agencies for comments. City Planning has advised the applicant that the proposal, in its current form, is not supportable by Planning Staff. Staff will continue to work with the applicant to resolve the issues below that have been identified on a preliminary basis:

- Conformity with applicable Provincial Legislation to determine the proposed development represents an appropriate level of intensification for the site;
- Conformity with the policies of the Official Plan to ensure new development respects and reinforces the existing and planned physical character of the surrounding area;
- Consistency with in-force SASP 154, which requires employment uses to be mixed with residential uses on site;
- Site layout and organization to ensure the proper functioning of the site, and to minimize any potentially negative impact generated;
- The applicability of parkland dedication, and to determine the most appropriate location for parkland on site;
- Building height and massing in relation to the small-scale residential uses to the south and west;
- Transition regarding setbacks and stepbacks to lower-scale surrounding uses;

- Relationship to adjacent heritage properties to ensure that new development conserves the cultural heritage values, attributes and character of the houses at 60 and 62 Brock Avenue, and mitigates visual and physical impact on them;
- The proximity of the proposed ground floor outdoor amenity space to the rear yards of residential buildings fronting onto Earnbridge Street such that adequate separation distance between new and existing outdoor amenity spaces is achieved;
- Ensuring sufficient servicing infrastructure is available to support 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**

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## **SIGNATURE**

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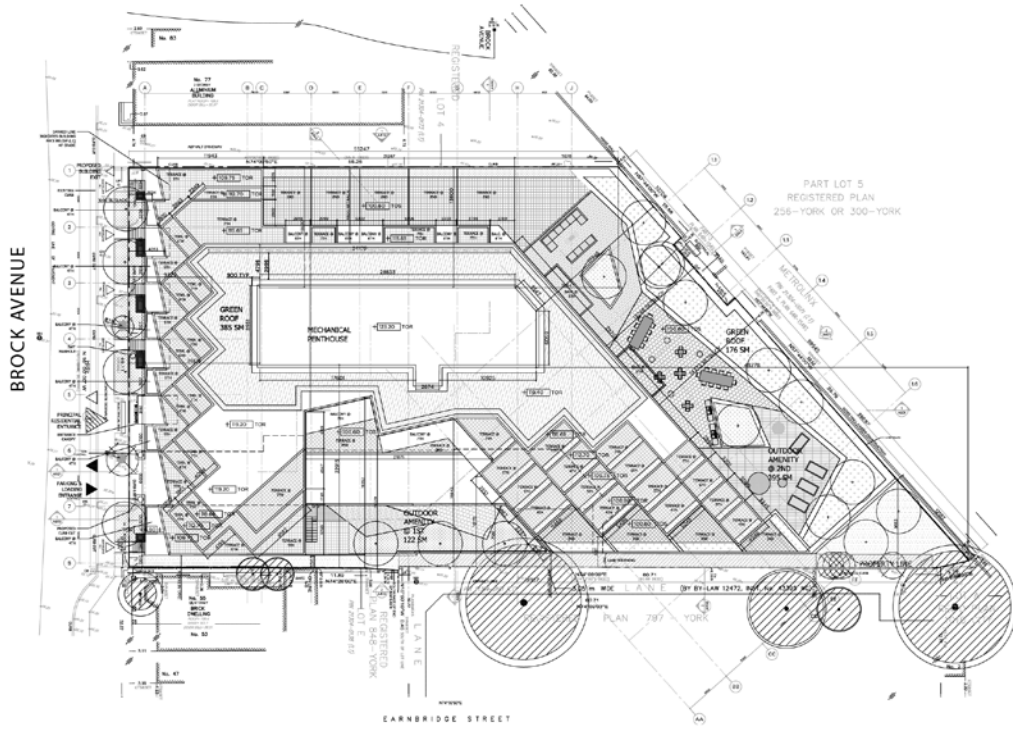
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

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

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
09/21/2016

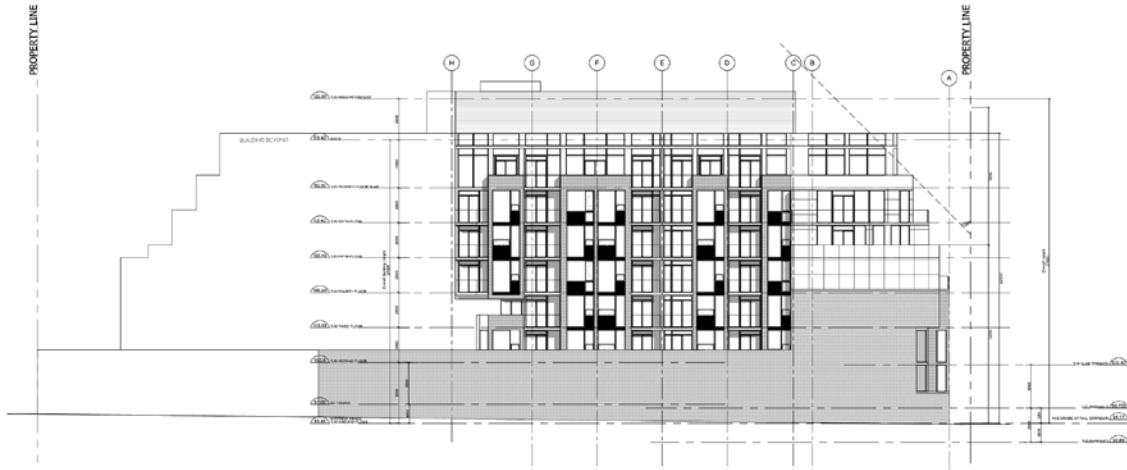


57 and 65 Brock Avenue

File # 16 183287 STE 14 0Z



## Attachment 2: Elevations



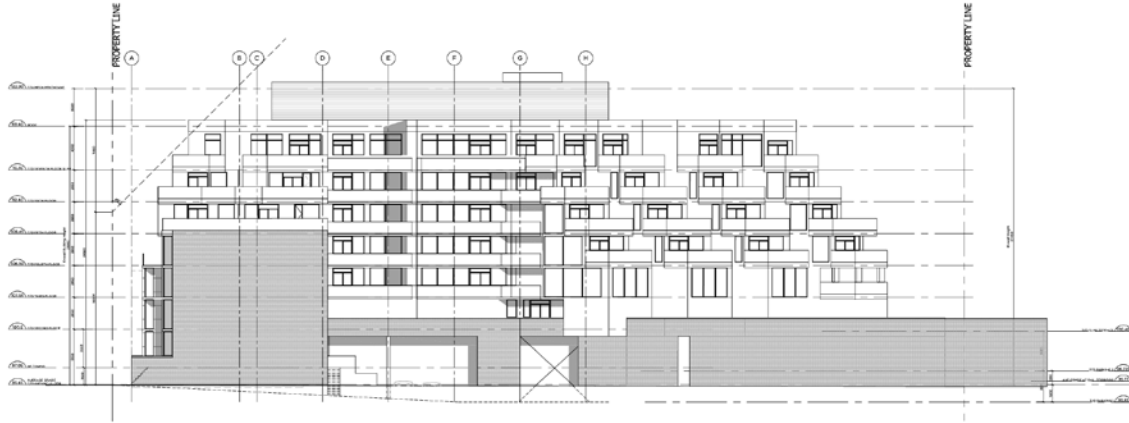
### North Elevation

Applicant's Submitted Drawing

Not to Scale  
09/21/2016

57 and 65 Brock Avenue

File # 16 183287 STE 14 0Z



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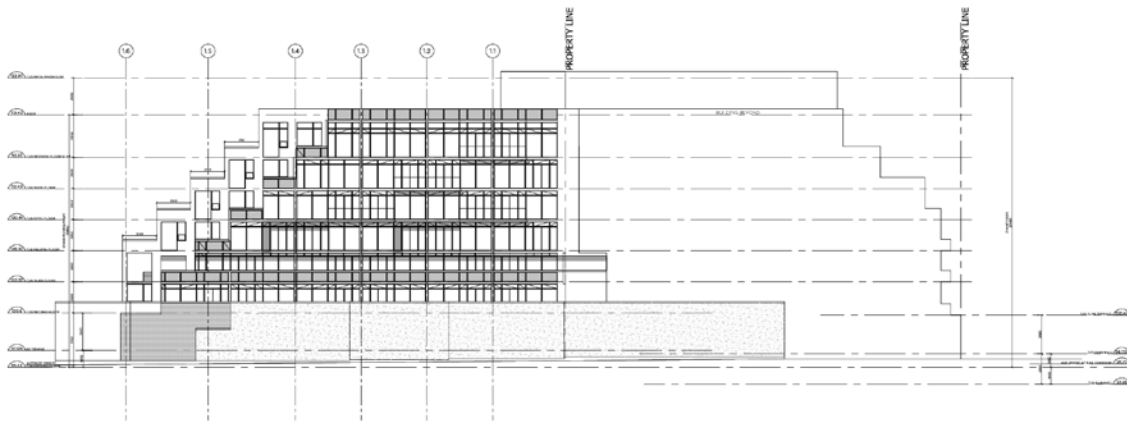
**South Elevation**

**57 and 65 Brock Avenue**

Applicant's Submitted Drawing

Not to Scale  
09/21/2016

File # 16 183287 STE 14 0Z



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## East Elevation

Applicant's Submitted Drawing

Not to Scale  
09/21/2016

57 and 65 Brock Avenue

File # 16 183287 STE 14 0Z



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**West Elevation**

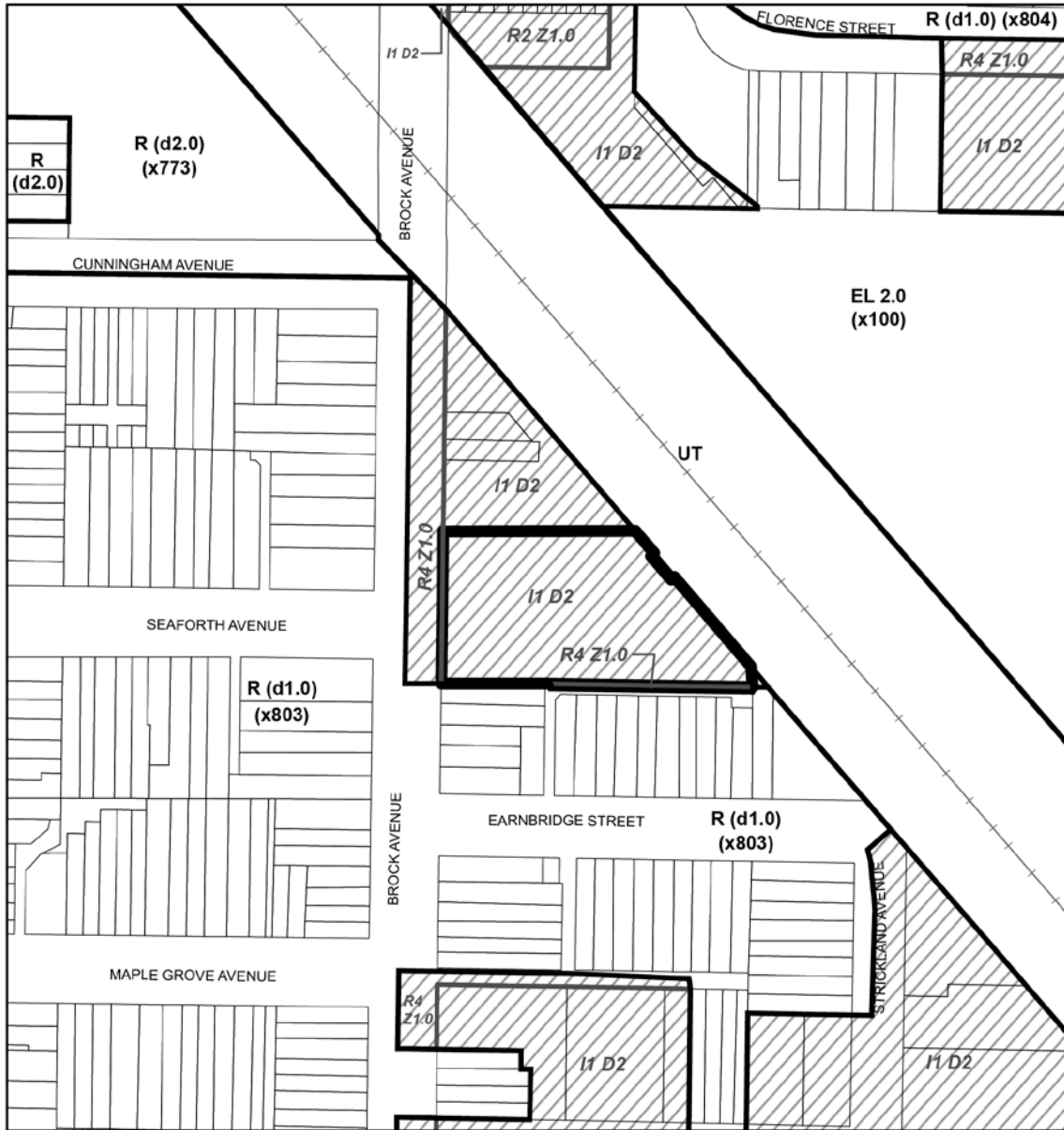
Applicant's Submitted Drawing

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**57 and 65 Brock Avenue**

File # 16 183287 STE 14 0Z

### Attachment 3: Zoning



Zoning By-Law No. 569-2013

57 and 65 Brock Avenue

File # 16 183287 STE 14 0Z

Location of Application

R Residential

EL Employment Light Industrial  
UT Utility and Transportation

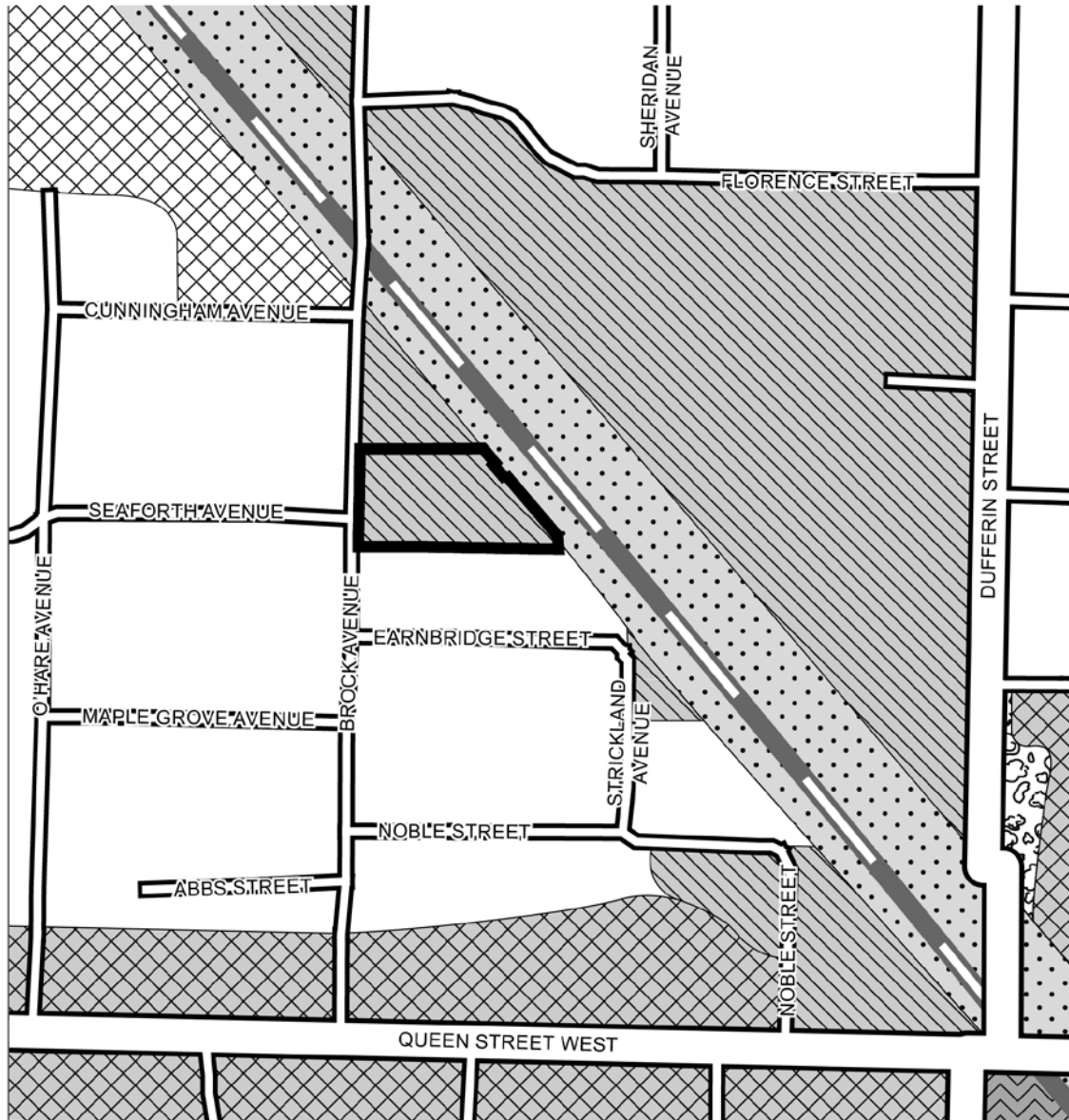
See Former City of Toronto By-Law No. 438-86

R2 Residential District  
R4 Residential District  
I1 Industrial District



Not to Scale  
Extracted: 09/22/2016

## Attachment 4: Official Plan



**TORONTO**  
Extract from Official Plan

57 and 65 Brock Avenue

File # 16 183287 STE 14 0Z



↑  
Not to Scale  
09/22/2016

**Attachment 5: Application Data Sheet**

Application Type      Official Plan Amendment &      Application      16 183287 STE 14  
 Rezoning      Number:      OZ  
 Details      OPA & Rezoning, Standard      Application Date:      June 30, 2016  
 Municipal Address:      57 BROCK AVE  
 Location Description:      PLAN 300 PT LOT 5 \*\*GRID S1405  
 Project Description:      Proposal to construct a seven-storey residential building, with two levels of  
 above-grade parking. The site is currently designated Employment Lands.

**Applicant:**      **Agent:**      **Architect:**      **Owner:**  
 BOUSFIELDS INC                BROCK SEAFORTH INC

**PLANNING CONTROLS**

Official Plan Designation:      Employment Areas      Site Specific Provision:  
 Zoning:      I1 D2      Historical Status:  
 Height Limit (m):           Site Plan Control Area:

**PROJECT INFORMATION**

Site Area (sq. m):      3430      Height:      Storeys:      7  
 Frontage (m):      44.5      Metres:      23.5  
 Depth (m):      91  
 Total Ground Floor Area (sq. m):      566      **Total**  
 Total Residential GFA (sq. m):      8818      Parking Spaces:      73  
 Total Non-Residential GFA (sq. m):      0      Loading Docks      0  
 Total GFA (sq. m):      8818  
 Lot Coverage Ratio (%):      75  
 Floor Space Index:      2.64

**DWELLING UNITS**

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

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	8818	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	61	Office GFA (sq. m):	0	0
2 Bedroom:	26	Industrial GFA (sq. m):	0	0
3 + Bedroom:	19	Institutional/Other GFA (sq. m):	0	0
Total Units:	106			

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