



STAFF REPORT ACTION REQUIRED

421 Roncesvalles Avenue - Zoning Amendment Application - Preliminary Report

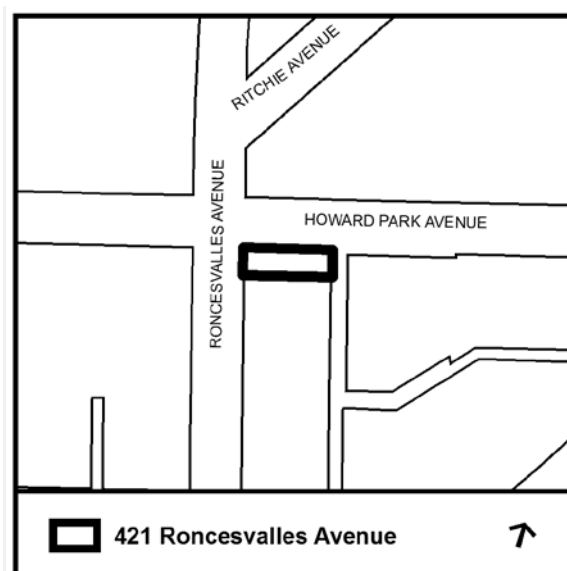
Date:	January 23, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 14 – Parkdale-High Park
Reference Number:	16 264775 STE 14 OZ

SUMMARY

This application proposes to redevelop the property at 421 Roncesvalles Avenue with a seven-storey commercial and office building which will incorporate the existing two-storey building. The building is proposed to have a height of 26.1 metres (30.1 metres including the mechanical penthouse). No vehicular parking spaces will be provided and a total of 38 bicycle parking spaces are proposed.

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 2017. The final report is targeted for the fourth quarter of 2017, 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 421 Roncesvalles Avenue 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 with the applicant on April 7, 2016 to discuss complete application submission requirements.

A pre-application community consultation meeting was held on July 17, 2014. At the time, the proposal was for an eight-storey office building designed primarily of glass. While the community was generally supportive of the proposed office use and retention of the existing building, there were a number of concerns related to height, building mass and materiality. The current proposal has eliminated one storey from the original project and has largely reduced the amount of glass cladding.

ISSUE BACKGROUND

Proposal

The site currently contains a two-storey commercial building constructed in the early 1900s, located on the western half of the site. This building, which is to be retained as part of the development, has generous floor to ceiling heights and measures 9.7 metres tall, reading as a three-storey building from the street. The proposed building will fill in the remainder of the site and will also be constructed over the existing building, for a total height of seven storeys.

The proposed building will have a height of 26.1 metres (30.1 metres including the mechanical penthouse) and will have a total density of 5.29 times the area of the lot (as defined by By-law 438-86) or 4.85 times the area of the lot (as defined by By-law 569-2013). On-site vehicular parking is not proposed, rather, 10 short-term bicycle spaces will be provided outside along the Howard Park Avenue frontage and 28 long-term bicycle parking spaces will be located at the basement level. Garbage and storage will also be contained within the basement.

The proposed building will house a mix of office and retail uses. Specifically, the portion of the development containing the existing building will provide flexible retail or office space and will utilize the existing entrance off of Roncesvalles Avenue. A retail unit is proposed on the ground floor of the new addition which will have its own entrance off of Howard Park Avenue along with some outdoor seating. The remainder of the building will contain office uses and a new main entrance for the building will be provided off of Howard Park Avenue.

While the existing building generally comes right up to the Roncesvalles Avenue and Howard Park Avenue property lines, the first and second storeys of the new addition will be setback 1.83 metres from the Howard Park Avenue property line and approximately 4.5 metres from the rear property line at the south-east corner of the site. A transformer with a metal screen will be placed in this location. The third storey of the addition will cantilever over these setbacks to come right up to the Howard Park Avenue and rear property lines as well as the south property line creating a party wall condition for any future development on the property to the south.

The proposed fourth and fifth floors will provide a stepback ranging from 2.25 metres to 2.51 metres from Roncesvalles Avenue. Along the Howard Park Avenue frontage, a stepback ranging from 0.30 metres to 0.97 metres will be provided for the western half of the building, closest to Roncesvalles Avenue, while the eastern half will generally come right up to the property line. On the south side, a stepback of just over half a metre will be provided for a small section of the building closest to Roncesvalles Avenue and the remainder of the building will abut the south property line. No stepbacks will be provided from the rear property line.

The sixth and seventh floors will setback approximately 5.5 metres from the Roncesvalles Avenue frontage and will have a setback ranging from 0.32 metres to 0.62 metres from Howard Park Avenue for the entire depth of the building. A stepback of approximately 1.4 metres will be provided from the south property line for a small section of the building closest to Roncesvalles Avenue, while the rest of the building will abut the south property line. No stepbacks will be provided from the rear property line.

Site and Surrounding Area

The site is located at the south-east corner of Roncesvalles Avenue and Howard Park Avenue and has a frontage of 12.26 metres and 36.53 metres on Roncesvalles Avenue and Howard Park Avenue respectively. The total lot area is 446.4 square metres.

The following are found surrounding the site:

West: Two and three-storey mixed-use buildings front onto Roncesvalles Avenue and low-rise residential buildings are located to the west of these. There is also a development proposal at the north-west corner of Howard Park Avenue and Roncesvalles Avenue for an eight-storey mixed-use building fronting Roncesvalles Avenue with townhouse units in the rear, which is subject to a Hearing at the Ontario Municipal Board.

South: Adjacent to the site is a three-storey mixed-use building containing a restaurant at grade and residential uses above. This fabric of two and three-storey mixed-use buildings is replicated along Roncesvalles Avenue south of the subject site.

East: Immediately adjacent to the site is a public laneway with a width of approximately 6.10 metres. Just east of this is a 10-storey residential building of a 'tower in the park' typology constructed in the 1950s. Further east towards Dundas Street West are low-rise residential buildings.

North: Across the street at the north-east corner of Howard Park Avenue and Roncesvalles Avenue is a one-storey commercial building with some surface parking. Just east of this is a redevelopment site under construction with two residential buildings ranging in height from three to eight-storeys, located at 24-66 Howard Park Avenue.

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, by the *Planning Act*, 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 subject site is designated *Mixed Use Areas* in the Official Plan. 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. The proposed mixed-use building is permitted within the *Mixed Use Areas* designation.

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 By-law 438-86

The site 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 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).

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). 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 (see Attachment 6).

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 building with a number of churches and institutional buildings plus walk-up apartment buildings on the west side.

In June 2016, City Council approved a Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines, which is targeted for the fourth quarter of 2017. Refer to the Council Decision <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and Attachment 1: Mid-Rise Building Performance Standards Addendum (April 20, 2016) <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

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

Roncesvalles Avenue and Dundas Street West Planning Study

On November 3, 2015, City Council requested that the Director, Community Planning, Toronto and East York District conduct a review of development along Roncesvalles Avenue between Queen Street West and Boustead Avenue and on Dundas Street West between Boustead Avenue and Sorauren Avenue. Staff is assessing the applicable policy framework and considering creating additional urban design and built form policies, including an inventory of heritage resources, to be used to inform the review of current and future development proposals. A review of potential streetscape improvements along Dundas Street West is also being conducted. To date, a community consultation meeting took place on November 17, 2015 to introduce the study followed by a walking tour held on October 27, 2016. A second community consultation meeting will take place in spring of this year.

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 commercial building fronting Roncesvalles Avenue that exceeds the permitted maximum building height of 13 metres by approximately 13.1 metres (17.1 metres to the top of the mechanical penthouse), resulting in a proposed building height of 26.1 metres (30.1 metres including the mechanical penthouse). As well, the proposed density of approximately 4.85 times the area of the lot exceeds the permitted densities of 3.0 the area of the lot. Other areas of non-compliance will be assessed as part of the review process such as the lack of parking.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Avenue Segment Study
- Proposed Public Consultation Plan
- Boundary and Topographical Survey
- Architectural drawings
- Landscape drawings
- Shadow Study
- Wind Study
- Arborist Report and Tree Preservation Plan
- Traffic Impact and Parking Study
- Functional Servicing and Stormwater Management Report
- Preliminary Geotechnical Investigation Report
- Site Servicing Plan

Detailed information related to groundwater levels have not been submitted at this time and the applicant was advised on January 9, 2017 that the application is incomplete until such time as this information is received to the satisfaction of the Director, Engineering and Construction Services. Additionally, Heritage Preservation Services staff also require a Heritage Impact Assessment for the existing building at 421 Roncesvalles Avenue.

Issues to be Resolved

1. Height - The proposed height of seven storeys (26.1 metres to the top of the roof line and 30.1 metres including the mechanical penthouse) is a key concern with this application. Staff will have to consider how this development proposal conforms to 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 and limits the shadow impacts on the public realm associated with adjacent and nearby streets and properties. In addition to height, this analysis will include a review of the appropriateness of the proposed setbacks, stepbacks and landscape scheme.
2. Roncesvalles Character Area - This site is also located within the Roncesvalles Avenue Character Area as defined in the Avenues and Character Area Map of the Mid-Rise Building Design Guidelines. As per the Mid-rise Building Performance standards Addendum (April 2016), it is recommended that a height limit ratio of 0.8:1 of the width of the street (or 16 metres) be applied to properties within Character Areas. Roncesvalles Avenue has a width of 20 metres and the proposed height of seven storeys (26.1 metres to the top of the roof line and 30.1 metres including the mechanical penthouse) is therefore too tall and, as noted above, is a concern with this application.
3. Mid-Rise Guidelines - In addition to height, staff will evaluate how this development proposal satisfies other performance standards of the Avenues and Mid-Rise Building Design Guidelines.
4. Avenue Segment Study - Staff will consider the appropriateness of the information submitted as part of the Avenue Segment Study.
5. Concurrent Studies - Staff are currently conducting a planning study of Roncesvalles Avenue (between Queen Street West and Boustead Avenue) and Dundas Street West (between Boustead Avenue and Sorauren Street). As this study will run concurrently with the review of this development application, regard will have to be had for any findings of the study.
6. Heritage – the existing building at 421 Roncesvalles Avenue has heritage potential and an Intention to Designate under part IV, Section 29 of the Ontario Heritage Act report was adopted with amendments by the Toronto Preservation Board on January 26, 2017. Staff will review the appropriate approach to conservation of the heritage resources on site.

7. Public Realm - Staff will consider the overall impact on the public realm that may result from the intensity and scale of the proposed development.
8. Parking - No vehicular parking is proposed on the site and staff will have to consider the appropriateness of this as well as the proposed site servicing and access, garbage storage locations.

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

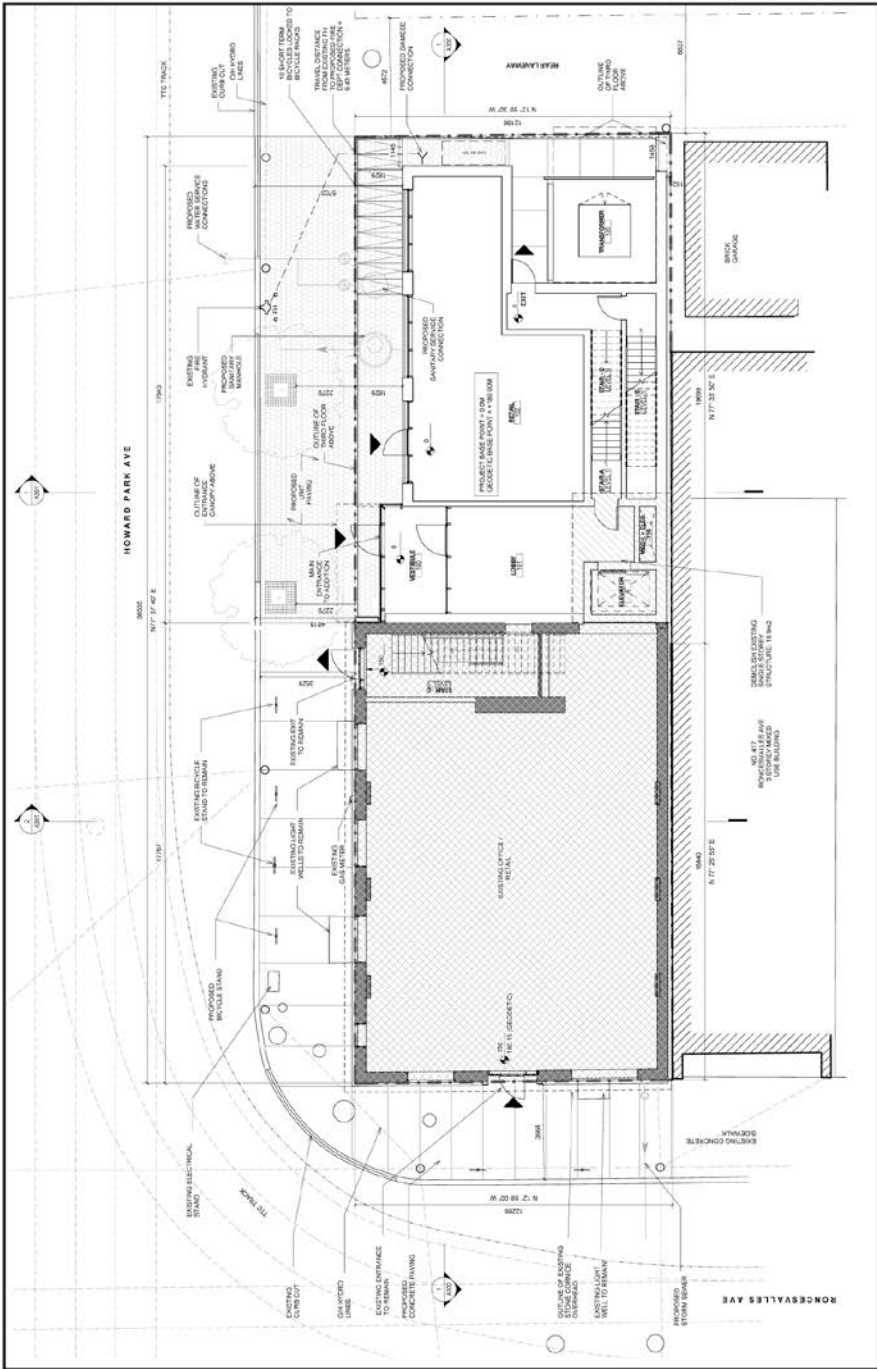
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

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

Attachment 1: Site Plan/Subdivision Plan



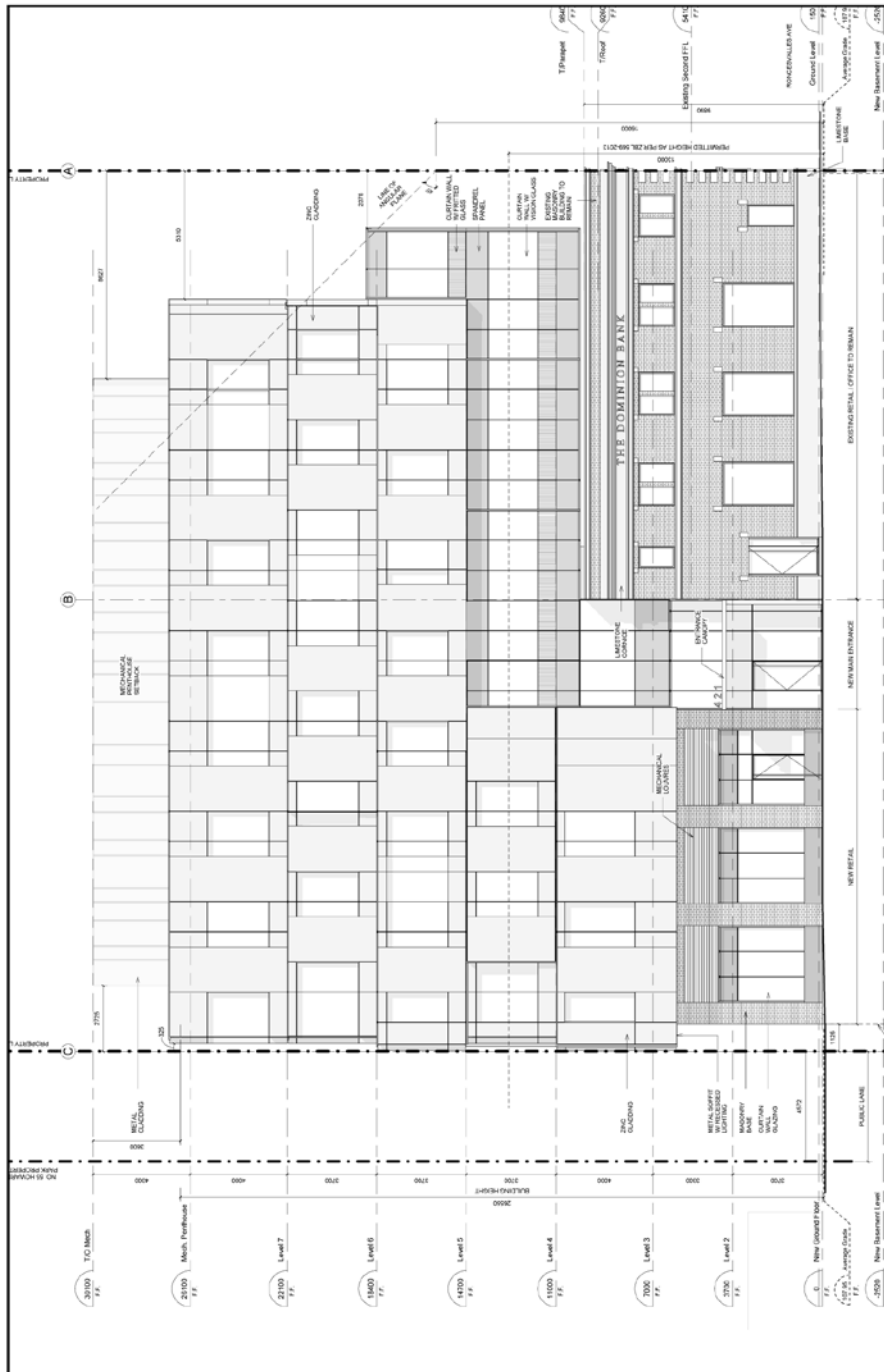
421 Roncesvalles Avenue

Site Plan
Applicant's Submitted Drawing

File # 16 264775

Not to Scale
01/10/2017

Attachment 2: North Elevation

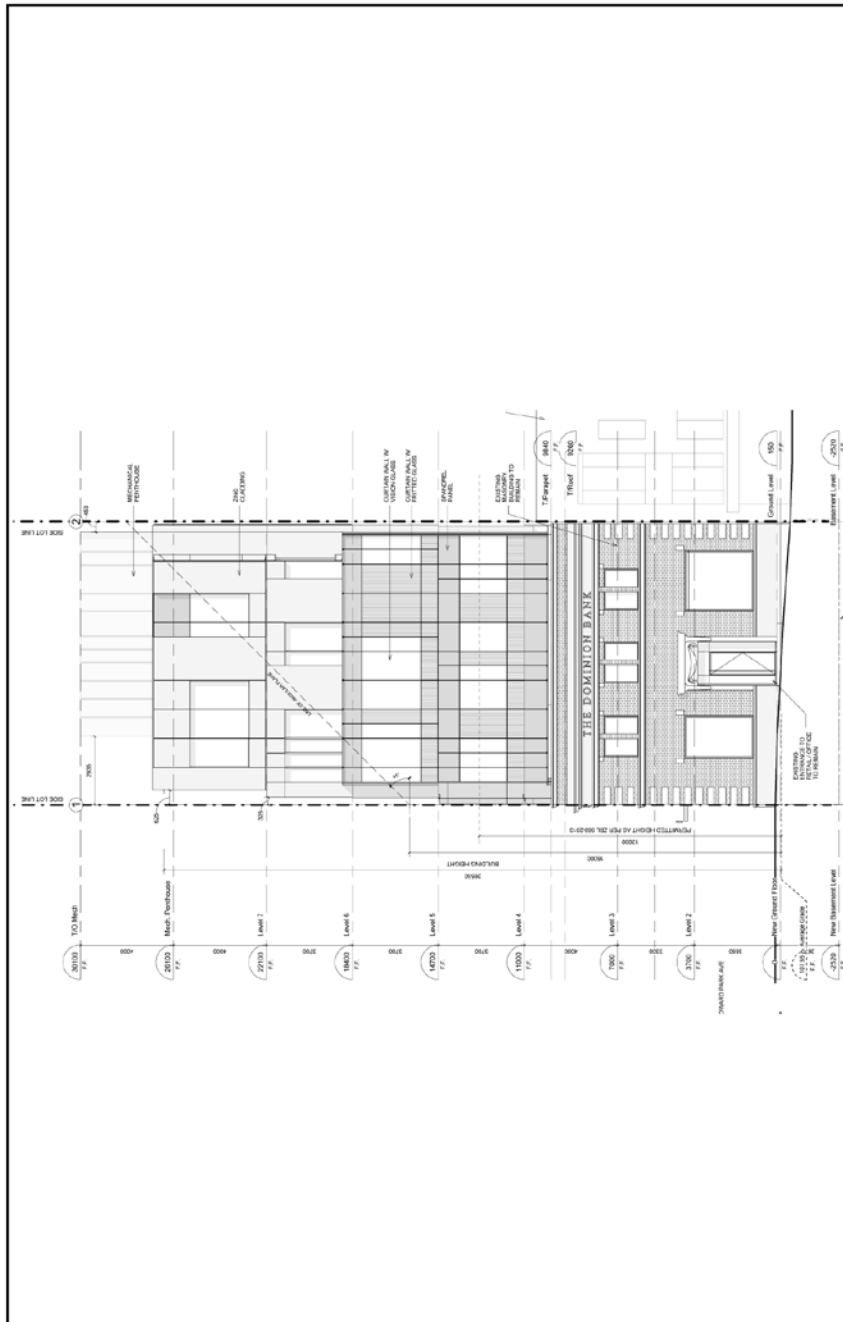


421 Roncesvalles Avenue

North Elevation
 Applicant's Submitted Drawing
 Not to Scale
 01/10/2017

File # 16 264775

Attachment 3: West Elevation



421 Roncesvalles Avenue

West Elevation
Applicant's Submitted Drawing
Not to Scale
01/10/2017

File # 16 264775

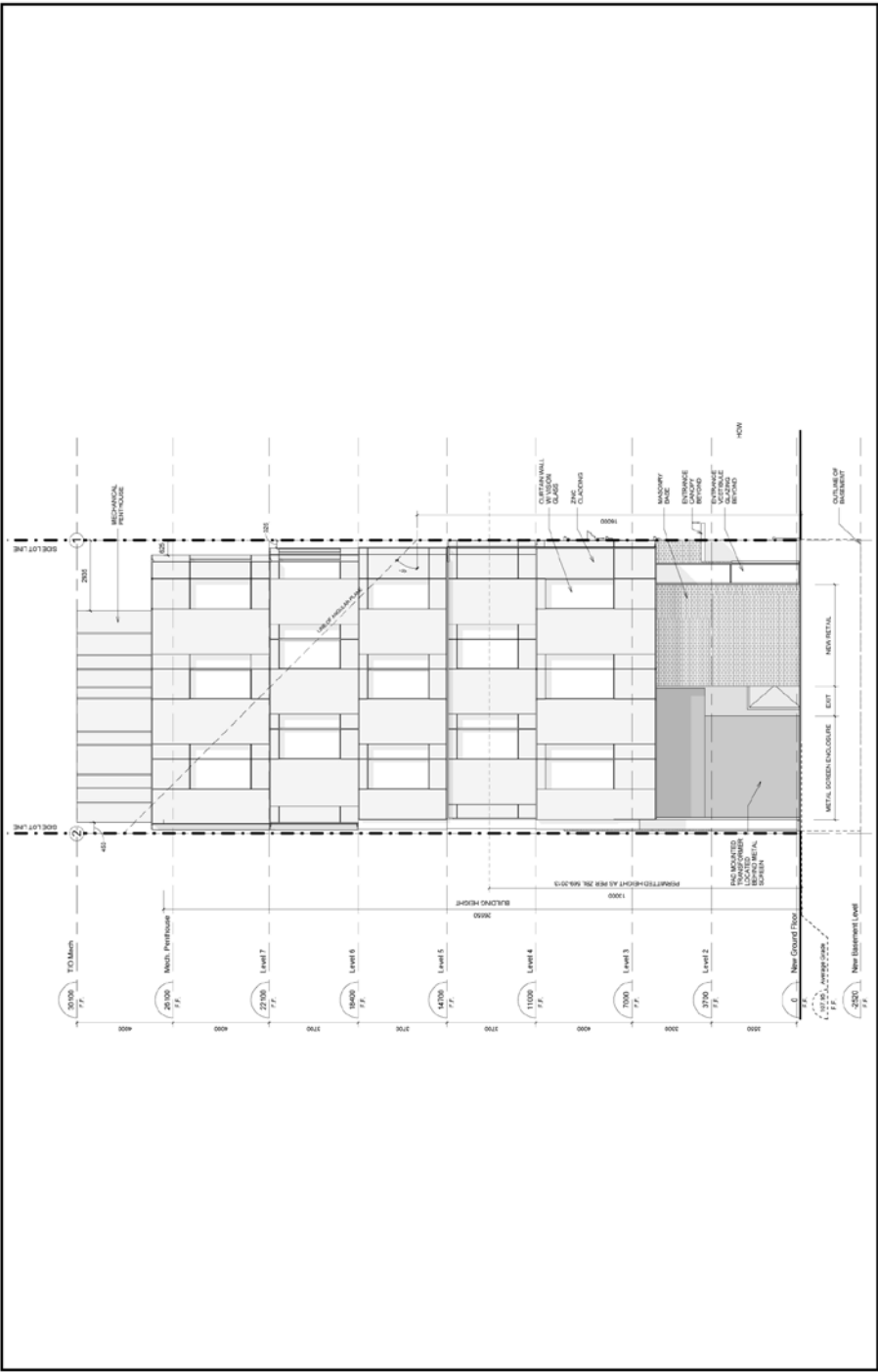
Architectural floor plan of the 10th floor of the 1000 West 1st Street building. The plan shows a large rectangular building footprint with a central corridor and various rooms. Key areas include a 'MECHANICAL AREA' on the left, a 'RESTROOM' and 'TOILET' on the right, and a 'MECHANICAL ROOM' at the bottom right. The plan is oriented with North at the top. A vertical section line A-A is shown on the left, and a horizontal section line 1-1 is shown at the bottom. The plan includes dimensions, room numbers, and a legend for non-suitables. The building is located at the intersection of 1000 West 1st Street and 1000 West 2nd Street. The plan is dated 10/15/15 and is the work of the architect.

South Elevation

Not to Scale
01/10/2017

Not to Scale
01/10/2017

Attachment 5: East Elevation

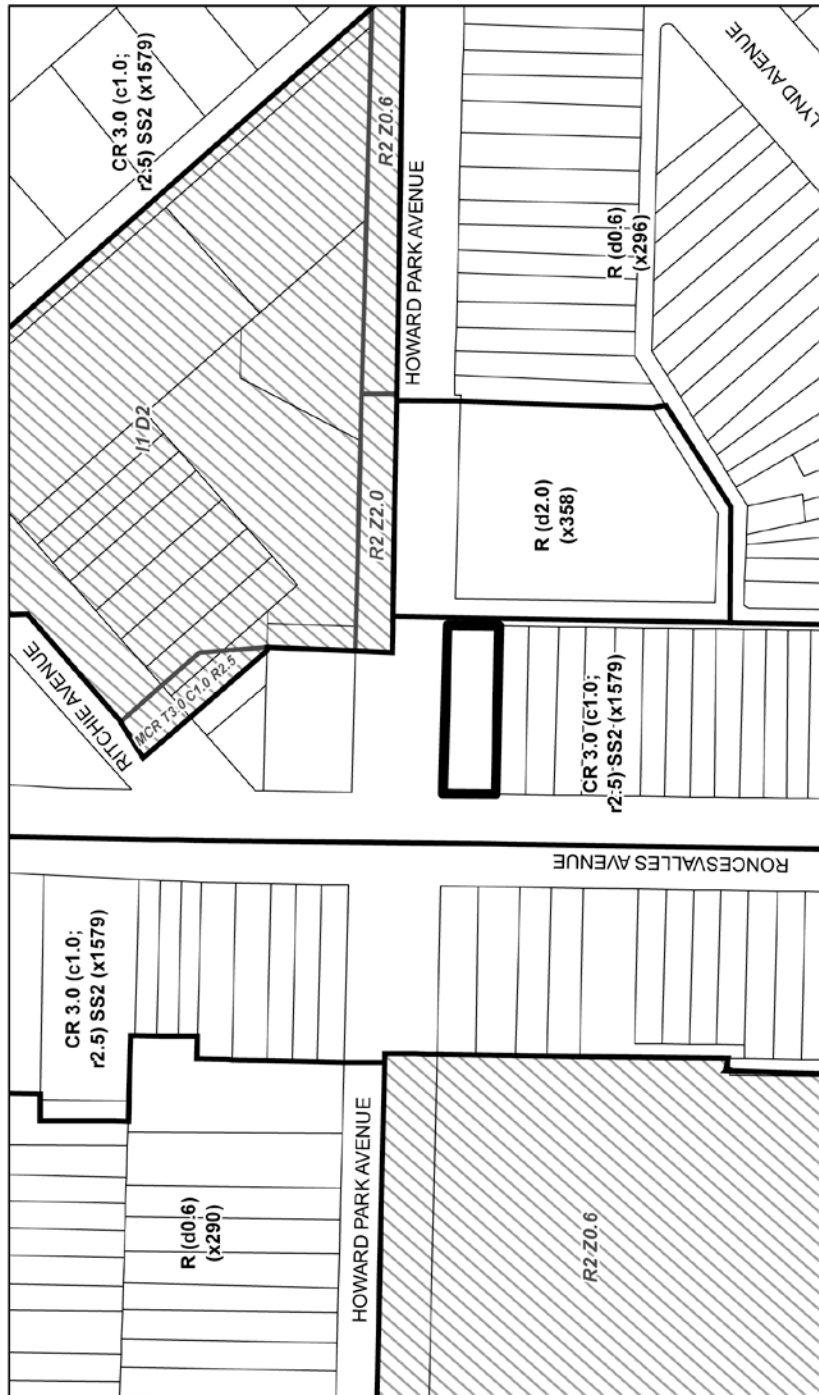


East Elevation
Applicant's Submitted Drawing
Not to Scale
01/10/2017

421 Roncevalles Avenue

File # 16 264775

Attachment 6: Zoning



Toronto City Planning
Zoning By-Law No. 569-2013

421 Roncesvalles Avenue
File # 16 264775

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

R2 Residential District
MCR Mixed-Use District
I1 Industrial District



Location of Application

R Residential
CR Commercial Residential



Not to Scale
Extracted: 01/16/2017

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	16 264775 STE 14 OZ
Details	Rezoning, Standard	Application Date:	December 15, 2016
Municipal Address:	421 RONCESVALLES AVE		
Location Description:	PLAN 1214 LOT 1 PT LOT 2 **GRID S1403		
Project Description:	Zoning Amendment application to redevelop the site with a seven-storey commercial building containing office and retail uses. The existing building will be maintained on the site and the development will have a total height of 26.1 metres (30.1 metres to the top of the mechanical penthouse). No vehicular parking will be provided on site but 38 bicycle parking spaces will be provided.		

Applicant:	Agent:	Architect:	Owner:
WALKER NOTT DRAGICEVIC ASSOC LTD	BOB DRAGICEVIC	SUPERKUL ARCHITECTS	PROPELLER DEVELOPMENTS INC

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	446.4	Height:	Storeys:	7
Frontage (m):	12.27		Metres:	26.1
Depth (m):	36.54			
Total Ground Floor Area (sq. m):	365			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	2129		Loading Docks	0
Total GFA (sq. m):	2129			
Lot Coverage Ratio (%):	82			
Floor Space Index:	4.77			

DWELLING UNITS

Tenure Type:

Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	415	0
Office GFA (sq. m):	1714	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Joanna Kimont, Planner
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