

**6 Noble Street - Zoning Amendment Application - Preliminary Report**

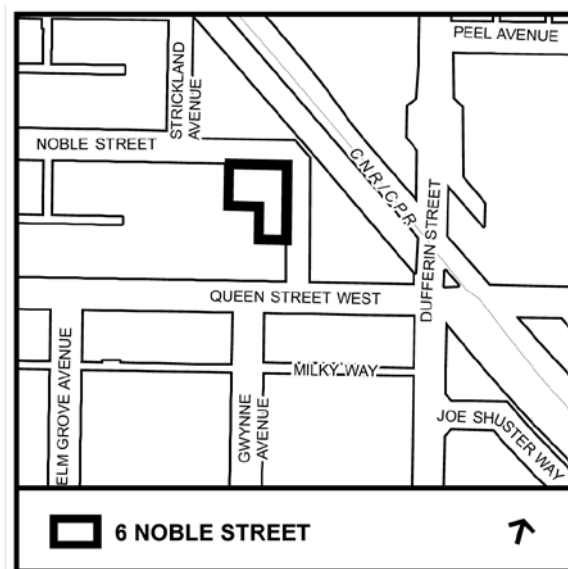
<b>Date:</b>	April 11, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 14 – Parkdale-High Park
<b>Reference Number:</b>	16 218808 STE 14 OZ

**SUMMARY**

This application proposes a 14-storey mixed-use building comprised of commercial space located on portions of the first and second floors, 174 residential units, and two levels of below-grade parking at 6 Noble Street.

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

City Planning Staff have raised concerns including, but not limited to, the overall height and density, the proposed building representing overdevelopment of the site, the disproportionate relationship between the building height and the narrow width of the right-of-way, insufficient setbacks from the property lines, and the incompatibility of the proposed built form in relation to the predominantly low-scaled character of the surrounding area. Planning Staff have advised the applicant that the proposal is not supportable unless significant changes are made to the height and the overall massing of the project.



The applicant has indicated that they are willing to continue to work with Staff on meaningful changes to the proposal.

## **RECOMMENDATIONS**

---

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

1. Staff is directed to schedule a community consultation meeting for the lands at 6 Noble Street 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.
4. Staff continue to work with the applicant on significantly changing the proposal from its current form to address the issues set out in the report from the Director, Community Planning, Toronto and East York District (April 11, 2017).

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on April 20, 2016 to discuss complete application submission requirements, and to provide general feedback on the proposal. City Planning shared concerns with the applicant regarding the proposed height and massing in relation to the built form context of the surrounding area.

A pre-application community consultation meeting was held on June 20, 2017 at the Parkdale Library to offer the applicant the opportunity to present the proposal to the community, and to hear community feedback on the proposal. Some residents voiced support regarding the proposed rental tenure of the project, the live/work nature of some of the units, and the space reserved for the retention of the dance school. Concerns were also raised regarding the proposed height and its lack of fit within the surrounding neighbourhood, the proposed number of residential units and the potential increase such density will add to the amount of traffic in an already congested area of the city, particularly along Queen Street West between Dufferin Street and Jameson Avenue.

### **Application Review**

An application to amend the Zoning By-law for the lands at 6 Noble Street was submitted to the City on September 7, 2016. The application submitted is substantially the same as the proposal presented at the pre-application meeting with Planning, and that was presented to the community. The application was

circulated to City divisions and agencies for comments, which were forwarded to the applicant. At the request of the applicant, Planning met on March 2, 2017 to review comments from the first circulation of the application prior to responding formally with a revised submission.

At this meeting, Planning Staff reiterated concerns with the combined proposed height and density resulting in overdevelopment of the site, and a lack of response to the prevailing low-scaled character of the neighbourhood. Planning Staff explained that without a significant reduction in building height, the proposal would not be supportable. The applicant stated that their team would like to continue to work with Planning, and, as such, submit a revised application considering concerns from both the City and the community. A revised submission has yet to be received by City Planning. A Community Consultation meeting has been scheduled for May 4, 2017.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to demolish the single-storey industrial building currently being used as a dance studio, to construct a 14-storey mixed use building. Commercial space occupying portions of both the ground and second floor is proposed to house the dance school. There are 174 residential units proposed, of which, two live-work units are proposed to have grade-related access to the west side of Noble Street. There are 76 parking spaces proposed in two levels of below-grade parking.

### **Site and Surrounding Area**

The site is located at the south-west corner of Noble Street. The site is L-shaped, with frontages of 39.4 metres along the south side of Noble Street, and 51.1 metres along the west side of Noble Street. The main pedestrian entrance and access to the underground vehicle spaces, bicycle spaces, and loading area are accessed from the west side of Noble Street. Secondary pedestrian entrances accessing the dance school are proposed off of the south side of Noble Street.

The site is surrounded by the following uses:

**North:** On the north side of Noble Street opposite the subject site and slightly west is a 6-storey converted residential building. Farther north is the Metrolinx rail corridor configured in a diagonal manner through the area.

**South:** A small surface parking area in the rear yards of the four 3-storey mixed-use buildings fronting onto the north side of Queen Street West at 1274-1280 Queen Street West.

**East:** A 2-storey office building, partially zoned industrial and partially zoned mixed commercial-residential, followed by the Parkdale Amphitheatre, and Dufferin Street.

**West:** A 2-storey residential building, followed by a vacant lot, and a series of 2.5-storey residential row houses.

## 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 site is designated *Employment Areas* on Map 18 – Land Use Plan in the 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.

## Site and Area Specific Policy

The site is also subject to the in-force 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 offer a satisfactory living environment compatible with the employment uses in the building and adjacent area.

As part of 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 yet been submitted.

## **Tree Preservation**

This application proposes the removal of several City 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 not necessary because the in-force SASP 154 discussed above, allows for a mix of residential and non-residential uses on-site.

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 would also be required for the proposed development such as maximum permitted height, 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
- Noise and Vibration Feasibility Study
- Transportation Impact Study
- Functional Servicing and Stormwater Management Report
- Phase II Environmental Site Assessment Report
- Geotechnical Report
- Pedestrian Level Winds Opinion Letter

A Notification of Incomplete Application was issued on October 3, 2016 identifying an outstanding Hydrogeological Report required for a complete application submission.

The outstanding material was submitted on November 30, 2016, and a Notification of Complete Application was subsequently issued on December 1, 2016.

### **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. The proposal, at 14 stories in height, is more than double the tallest building in the near vicinity at 6 storeys in height, located at 24 Noble Street. The proposed height is in stark contrast to the low-scale built form of the surrounding neighbourhood. Further, the height exceeds what would be appropriate along Queen Street West, which is a designated Avenue and *Mixed-Use Area* in the Official Plan where growth is anticipated. The applicant is aware of the need to make substantial changes to move towards approval, and has asked for the opportunity to continue to work with Planning 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, "a satisfactory living environment compatible with the employment uses in the building and adjacent area";
- Site layout and organization to ensure the proper functioning of the site, and to minimize any potentially negative impact generated;
- Building height and massing in relation to the overall context including the small-scale residential uses to the west, low-scaled office uses to the east, and the lower-scaled mixed-use buildings to the south fronting onto Queen Street West;
- Transition regarding setbacks and stepbacks to lower-scale surrounding uses; and
- 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**

Kirk Hatcher, Planner  
Tel. No. (416) 392-0481  
E-mail: Kirk.Hatcher@toronto.ca

## **SIGNATURE**

---

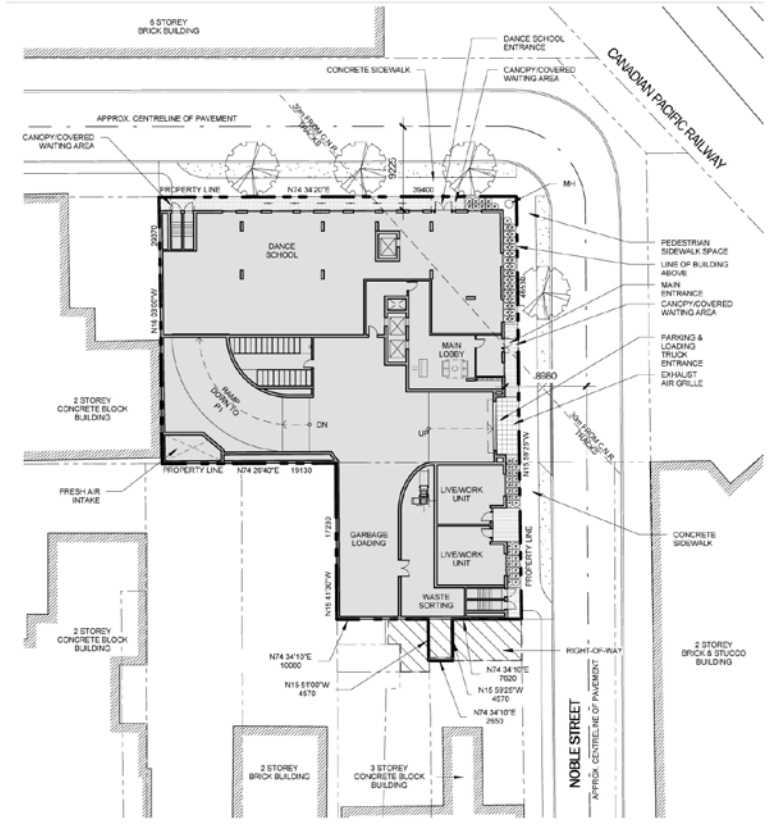
Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

(P:\2017\Cluster B\pln\TEYCC\28486902072.doc) – lm

## **ATTACHMENTS**

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

# Attachment 1: Site Plan



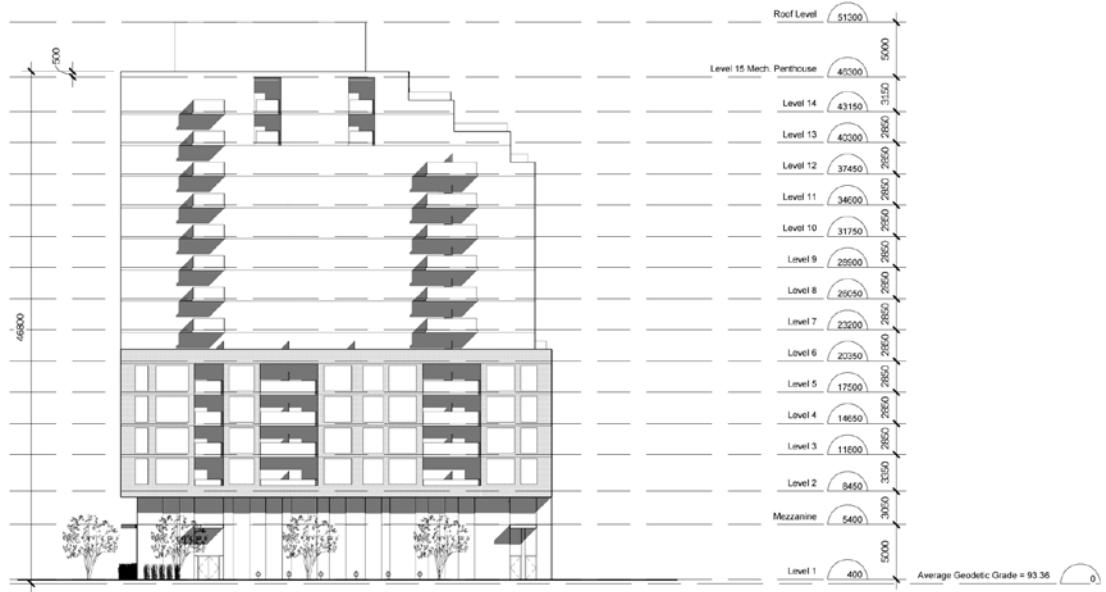
**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 04/07/2017

**6 Noble Street**

File # 16 218808 STE 14 OZ



## Attachment 2: Elevations



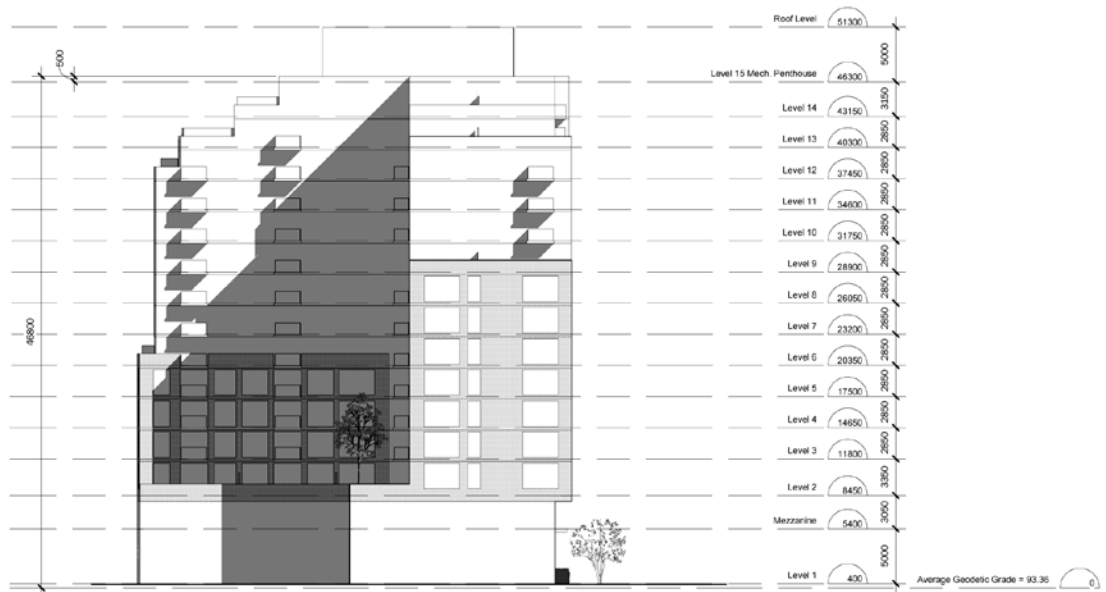
### North Elevation

Applicant's Submitted Drawing

Not to Scale  
04/07/2017

6 Nobel Street

File # 16 218808 STE 14 0Z



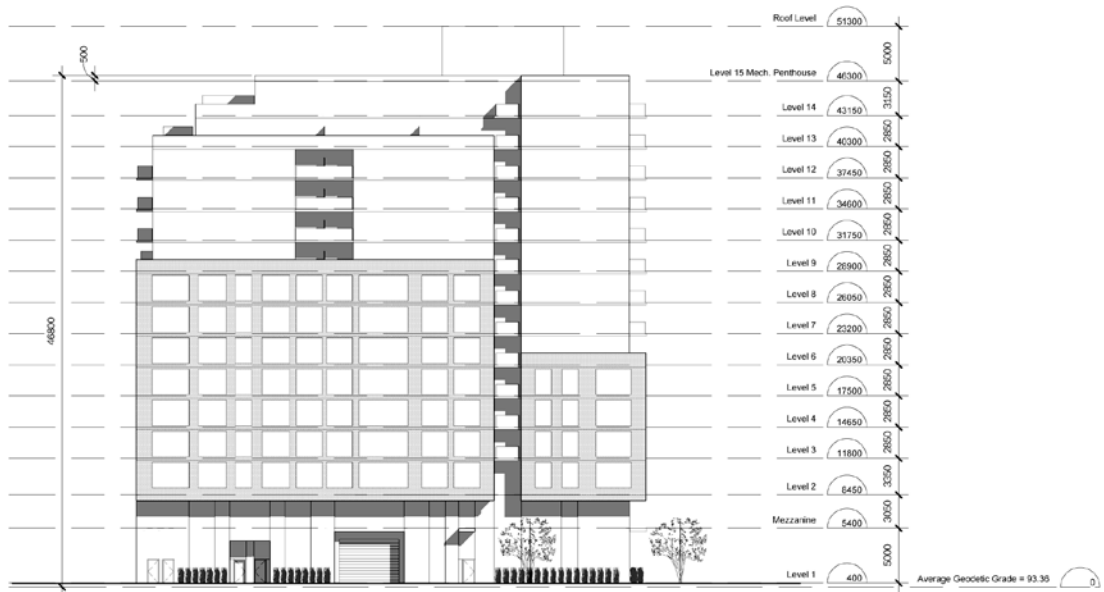
## South Elevation

Applicant's Submitted Drawing

Not to Scale  
04/07/2017

6 Nobel Street

File # 16 218808 STE 14 OZ



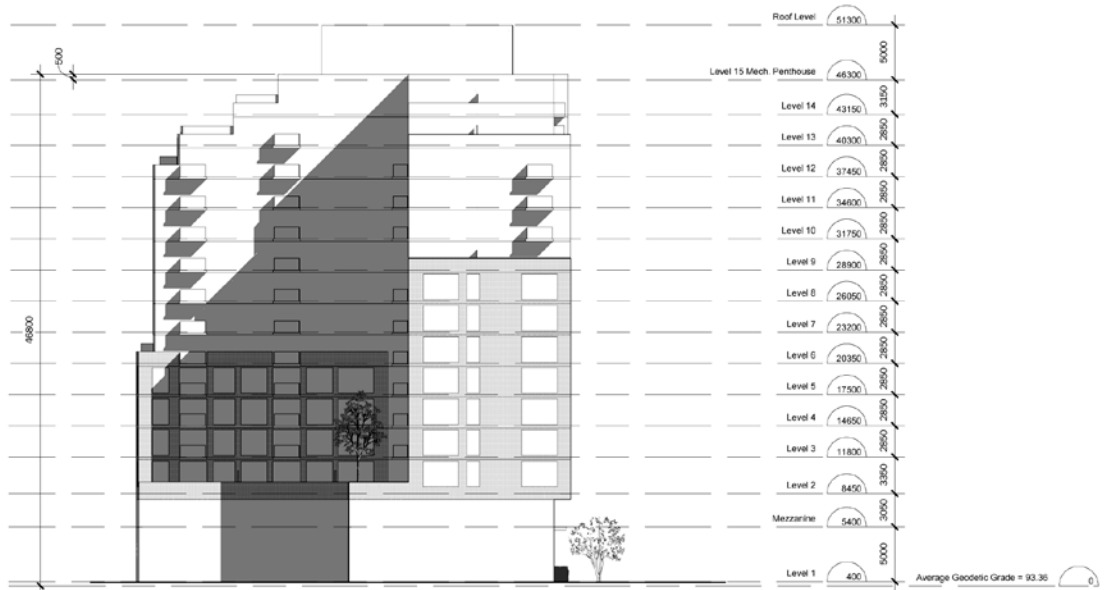
## East Elevation

Applicant's Submitted Drawing

Not to Scale  
04/07/2017

6 Nobel Street

File # 16 218808 STE 14 0Z



## West Elevation

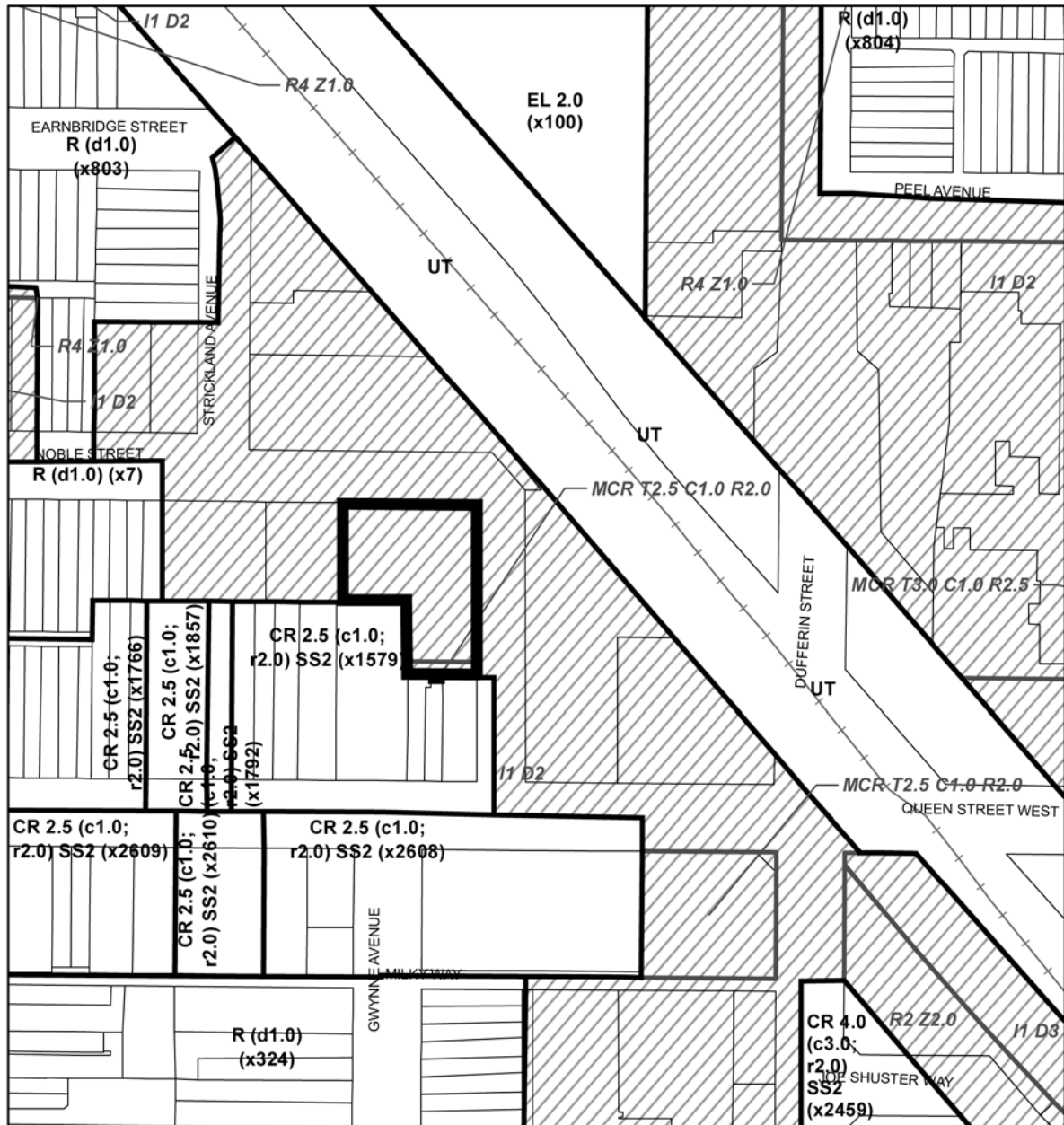
Applicant's Submitted Drawing

Not to Scale  
04/07/2017

6 Nobel Street

File # 16 218808 STE 14 OZ

### Attachment 3: Zoning



Zoning By-Law No. 569-2013

Address

File # 16 218808 STE 14 0Z

Location of Application

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

R Residential  
CR Commercial Residential  
EL Employment Light Industrial  
UT Utility and Transportation

R2 Residential District  
R4 Residential District  
MCR Mixed-Use District  
I1 Industrial District



Not to Scale  
Extracted: 04/07/2017

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	16 218808 STE 14 OZ
Details	Rezoning, Standard	Application Date:	September 7, 2016

Municipal Address: 6 NOBLE ST  
 Location Description: PLAN 1121 PT LOT 1 PLAN 294 PT LOT 4 \*\*GRID S1405  
 Project Description: Zoning By-law Amendment application to construct a 14-storey, mixed use building containing commercial use at grade, 174 residential units, and 76 below-grade parking spaces. A Site Plan Control application has not yet been submitted in conjunction with this application.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SWEENEY AND CO ARCHITECTS	Alexei Guerra	SWEENEY AND CO ARCHITECTS	6 NOBLE STREET DEVELOPMENTS INC.

### PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:
Zoning:	EL 2.0 (x12)	Historical Status:
Height Limit (m):	14	Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	1588	Height:	Storeys:	14
Frontage (m):	39.4		Metres:	46.3
Depth (m):	51.11			
Total Ground Floor Area (sq. m):	1373			<b>Total</b>
Total Residential GFA (sq. m):	14126		Parking Spaces:	76
Total Non-Residential GFA (sq. m):	1050		Loading Docks	1
Total GFA (sq. m):	15176			
Lot Coverage Ratio (%):	86			
Floor Space Index:	9.56			

### DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	93
2 Bedroom:	64
3 + Bedroom:	17
Total Units:	174

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	14126	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	1050	0

**CONTACT: PLANNER NAME: Kirk Hatcher, Planner**  
**TELEPHONE: (416) 392-0481**

