



STAFF REPORT ACTION REQUIRED

794 Gerrard St E – Zoning Amendment – Supplementary Report

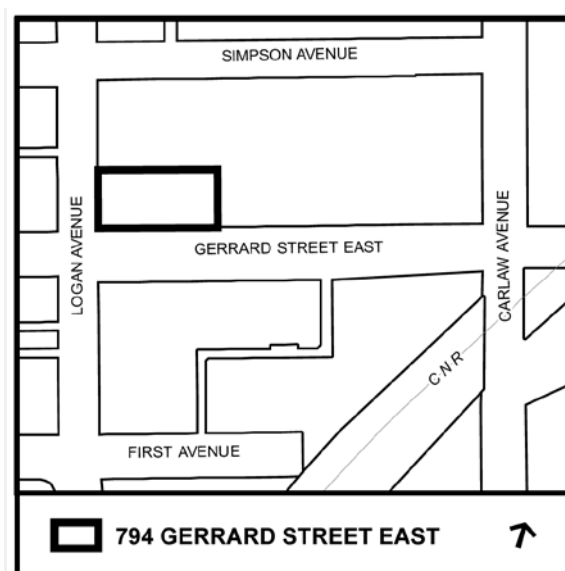
Date:	April 23, 2018
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	16 270566 STE 30 OZ

SUMMARY

The Request for Direction Report from the Acting Director of Community Planning, Toronto and East York District dated March 29, 2018 (Item TE31.16) was considered by Toronto and East York Community Council on April 4, 2018 and forwarded to City Council without recommendations. The application proposes the construction of a 6-storey mixed-use building containing 58 residential units and 574 square metres of retail at grade fronting onto Gerrard Street East.

Since the Request for Direction was considered by Toronto and East York Community Council, the applicant has undertaken further discussion with staff to address a number of outstanding technical issues and has subsequently made revisions to the proposed development. City staff are satisfied with the revised plans.

The purpose of this report is to recommend directions to City Council with respect to its position at the upcoming Local Planning Appeal Tribunal (LPAT).



This report recommends that Council direct the City Solicitor, together with the appropriate staff, to support the proposal at the LPAT.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and other appropriate staff to attend the (Local Planning Appeal Tribunal) LPAT in support of the revised application by the applicant for 794 Gerrard Street East described in the report from the Chief Planner & Executive Director, City Planning Division (April 23, 2018).
2. In the event that the LPAT allows the appeal in whole or in part, City Council direct the City Solicitor to request the LPAT to withhold the issuance of its final Order until:
 - a. the Zoning By-Law Amendment is prepared to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b. submission and acceptance of a revised Site Servicing and Stormwater Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - c. the applicant pay for and construct, or enter into a financially secured agreement to secure, any necessary improvements to the municipal infrastructure in connection with the Functional Plan, and Site Servicing and Stormwater Report, to be submitted for review and acceptance by the Chief Engineer and Executive Director, Engineering & Construction Services.

COMMENTS

The applicant has made several revisions to the plans with respect to various technical issues set out in the Request for Direction report dated March 29, 2018:

Access and Parking

- Transportation Services had previously concluded that the proposed parking supply is acceptable. However the proposed development did not provide accessible parking spaces as required by the Accessibility for Ontario Disabilities Act (AODA). The applicant has since revised the application to provide one accessible parking space to serve the development. City Planning is satisfied with the revised site plan and ground floor plans.
- Traffic Operations is currently reviewing the feasibility of the proposed street conversion. Transportation Services has advised that in their opinion,

although the two-way conversion is preferred, the proposal is feasible with the existing one-way condition along Logan Avenue. The proposed conversion will be secured through the Site Plan Approval process.

Car Share/Electric Vehicles

- The local Councillor had requested that the applicant incorporate car share spaces and plug-ins for electric vehicles. The applicant has advised that they are not able to provide car share spaces due to site constraints. However, the applicant has advised that they are able to provide rough-ins for 10 charging stations for electric vehicles.

Landscape Plans

- Urban Forestry has reviewed the proposed landscape plans and requires additional revisions which will be secured through the site plan approval process.

CONCLUSION

The applicant has made several revisions to respond to a number of City staff comments pertaining to technical issues and to a request from the local Councillor. It is recommended that the City Solicitor be instructed to attend the LPAT hearing in support of the application in its amended form.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Ground Floor Plan

Staff report for action – Final Report – 794 Gerrard St E
V.05/13



File # 16270571 STE 30 0Z

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794 Gerrard Street East

Not to Scale
04/20/2018

Not to Scale
04/20/2018