

462 Eastern Ave-Official Plan Amendment and Zoning Amendment Applications - Request for Direction Report

Date:	December 14, 2017
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	12 148473 STE 30 OZ

SUMMARY

In January 2012, the previous owner of the subject lands filed applications for an Official Plan Amendment and Zoning By-law Amendment to permit a 7-storey mixed-use development on lands designated *Employment Areas* in the City of Toronto Official Plan. In March 2015, the applicant appealed its application to the Ontario Municipal Board (OMB) due to Council's failure to enact the requested amendment within the time allotted by the Planning Act.

In December 2013, City Council adopted Official Plan Amendment No. 231 (OPA 231), which redesignated the Subject Lands from *Employment Areas* to *Mixed Use Areas*, which included Site and Area Specific Policy No. 416 (SASP 416).

In July 2014, the Minister of Municipal Affairs (the Minister) deferred a decision on the approval of OPA 231 based on the subject lands location within the Lower Don Special Policy Area. The applicant subsequently appealed the Ministry's decision on OPA 231, and the current applicant Graywood Development Ltd., assumed the appeal. The OMB consolidated the site specific appeals and the OPA 231 appeal, which resulted in a procedural phase of the Hearing. Issues



relating to land use designation and flood plain issues were resolved at a Pre-Hearing Conference on September 13, 2017. At this time dates were set for a Hearing to deal with the site specific appeals. This Hearing will commence July 9th, 2018.

This application proposes the construction of a 9-storey mixed-use building with 308 residential units and 1,033 square metres of ground floor employment space fronting onto Eastern Avenue. A total of 323 parking spaces were provided within a 3-level underground parking garage accessed via Logan Avenue. The existing 4-storey building and the 2-storey addition on the heritage register at 462 Eastern Avenue is proposed to be conserved and altered.

The purpose of this report is to seek City Council's direction with respect to the position of the City at the Ontario Municipal Board hearing. A separate report (dated November 21, 2017) from Heritage Preservation Services is scheduled to be considered together with this report.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board in support of the Official Plan Amendment and Zoning By-law Amendment applications for 462 Eastern Avenue subject to the applicant revising the proposal to ensure the entire building falls within a 45 degree angular plane at a height of 18 metres beyond the heritage structure along Booth Avenue, and subject to the conditions in this report.
2. In the event that the Ontario Municipal Board allows the appeal in whole or in part, City Council direct the City Solicitor to request the Ontario Municipal Board to withhold the issuance of its final Order until:
 - a. a final form of the Official Plan Amendment and Zoning By-Law Amendment are prepared to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
 - b. submission and acceptance of a Functional Service Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - c. the applicant pay for and construct any necessary improvements to the municipal infrastructure in connection with the Functional Servicing Report, to be resubmitted for review and acceptance by the Chief Engineer and Executive Director, Engineering & Construction Services.

- d. confirmation that City Planning has received a satisfactory Noise and Air Quality Study to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - e. the applicant enters into a Heritage Easement Agreement for the property at 462 Eastern Avenue in accordance with a Heritage Impact Assessment and architectural drawings and subject to and in accordance with an approved Conservation Plan, all to the satisfaction of the Senior Manager, Heritage Preservation Services, including registration of such agreement to the satisfaction of the City Solicitor;
 - f. the applicant obtains, in consultation with the Toronto Preservation Board, City Council approval for the required alterations to the heritage property at 462 Eastern Avenue pursuant to Section 33 of the Ontario Heritage Act;
 - g. the applicant provides a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in a Heritage Impact Statement for the property at 462 Eastern Avenue to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - h. the applicant enters into an agreement under Section 37 of the Planning Act to secure the community benefits that are determined as per Recommendation 3.
3. City Council authorize the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, to secure services, facilities or matters pursuant to Section 37 of the *Planning Act*, as may be required by the Chief Planner, should the proposal be approved in some form by the Ontario Municipal Board.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

Proposal

Original Submission (March 2012)

Weston Bakeries Ltd. submitted a proposal for a 7-storey mixed-use building fronting on Eastern Avenue, and a 3½ - storey townhouse structure on the northeastern corner of the site. Portions of the existing industrial building were to be retained within the east, west and north elevations of the development. The proposed building was 25.5 metres (excluding mechanical) and contained 259 residential units and 1,432 square metres of

retail at grade, for a total gross floor area of 21,368 square metres, resulting in a density of 3.43 times the area of the lot. 288 parking spaces were proposed in a 3-level underground parking garage accessed from Booth Avenue. The application formed a request for conversion of Employment Lands as part of the Municipal Comprehensive Review.

Revised Submission (November 30, 2016)

The current applicant, Graywood Developments purchased the subject lands from Weston Bakeries Ltd. in June 2016. The proposal was revised with a 9-storey mixed-use building containing 308 residential units and 1033 square metres of ground floor employment space fronting onto Eastern Avenue. The revised proposal included the retention of the original 4-storey bakery building situated at the corner of Eastern and Booth Avenue. The remainder of the building was to be removed and replaced with an addition integrated with the retained bakery.

Since the original submission, OPA 231 has been brought before the OMB which proposes to redesignate the site from Employment Areas to Mixed Use Areas. OPA 231 also establishes a Site and Area Specific Policy (SASP 416) that requires appropriate transition to the adjacent neighbourhood, as well as conformity with the Lower Don Special Policy Area. The Minister of Municipal Affairs and the Minister of Natural Resources and Forestry have approved the change of land use designation to *Mixed Use Areas* for the subject lands.

OMB Resubmission (November 13, 2017)

The revised application proposes a 9-storey, U-shaped, mixed-use building containing 307 residential dwelling uses, and 1,155 square metres of employment space on the Eastern Avenue frontage. The building includes grade related townhouse units along Logan and Booth Avenues. The height is 27 metres excluding the mechanical penthouse and the proposed density is 4.21 times the area of the lot. Along Eastern Avenue, the height is set back by 10 metres to enhance the prominence of the historic bakery portion of the building. Along both Booth Avenue and Logan Avenue, the building is set back at grade by 1.5 metres, an additional 3 metres at the 5th floor, 5 metres at the 7th floor and 6 metres at the 8th and 9th floors. The building gradually terraces down from 27 metres to 9 metres in height towards the stable residential neighbourhood that abuts the property to the north.

The applicant has made several revisions to respond to a number of City staff comments pertaining to the massing of the building. The upper floors of the original building were set back 3.9 metres from the front façade, whereas the current proposal is set back 10 metres, mitigating the impacts of massing along the Eastern Avenue frontage. In addition, the original proposal would be constructed to the lot line and project into a 45 degree rear angular plane, with the upper floors set back by only 4 metres along Booth Avenue and the majority of the façade rising about 5 storeys in height without setbacks. The revised proposal provides several setbacks and setbacks, with the building terracing down to 3-storeys, and falls within a 45 degree angular plane to the north. In addition the

revised building provides several setbacks on the east and west side to reduce the massing on Booth Avenue and Logan Avenue. The applicant has also revised the unit mix, reducing the number of studio apartments and increasing the number of 2 and 3 bedroom units.

Significant changes were also proposed in the retention of the heritage features of the building. In addition to retaining the 4-storey bakery building at the corner of Booth Avenue and Eastern Avenue, the revised proposal includes the retention of the south and east facades of the two-storey addition at the northwest corner of Logan Avenue and Eastern Avenue.

A total of 323 parking spaces are provided within a 3-level underground parking garage. Access to vehicular parking is provided off the public lane off Logan Avenue. The proposal includes a Type G/B loading space to service the residential and employment component of the building.

Site and Surrounding Area

The subject site is located on the north side of Eastern Avenue between Booth Avenue to the west and Logan Avenue to the east. The site has a total area of 6,237 square metres, with frontage of 74 metres along Eastern Avenue and flanking frontages of 77 metres along Booth Avenue and 93 metres along Logan Avenue.

The site is currently occupied by the former Weston Bakery building, which used the site to bake and distribute bread commencing in the 1890's. Bakery operations ceased in 2014 and the building is currently vacant. The existing building was constructed in the early 1900s, with a number of additions built at different points in time. The building generally ranges in height from one to four storeys. The existing building covers the majority of the site and is built to the street edge along all three frontages, with the exception of the northeast side of Logan Avenue which is a surface parking lot. The existing building is set back 2.3 metres from the adjacent residential property on Booth Avenue and 20.7 metres from the adjacent property on Logan Avenue.

The uses on surrounding properties are as follows:

South: The south side of Eastern Avenue is generally lined with employment uses, including a City of Toronto maintenance yard, automotive, and transport uses. Directly across from the subject site is 459 Eastern Avenue, which has recently been approved for a self-storage facility. A sound and music studio is located across from the subject site at the southwest corner of Eastern Avenue and Logan Avenue.

North: A public laneway abuts part of the site's northern property line. Low rise residential dwellings are located to north of the site.

East: To the direct east of the site there are low-rise residential dwellings fronting on Logan Avenue.

West: To the direct west of the site there are low-rise residential dwellings fronting on Booth Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment; and,
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit.
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the Provincial Policy Statement ("PPS") to guide its official plan and to inform decisions on other planning and development matters. Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the PPS (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

On June 26 2017 the Minister of Municipal Affairs approved OPA 231 which permitted redesignation of the site from *Employment Areas* to *Mixed Use Areas*. In addition to the land use redesignation, OPA 231 also established a Site and Area Specific Policy (SASP 416) which sets out a number of criteria for redevelopment on the subject lands. The proposal meets the criteria outlined in SASP 416 as it provides residential and employment space in a form that provides the appropriate transition in scale to the adjacent low density residential neighbourhood.

The *Mixed Use Areas* designation allows for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Plan provides development criteria for *Mixed Use Areas* that include:

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as

providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;

- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods particularly during the spring and fall equinoxes;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- provide an attractive, comfortable and safe pedestrian environment;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The site is adjacent to properties that are designated *Neighbourhoods* in the Official Plan, which are considered to be physically stable areas. Policy 2 of Section 2.3.1 – "Healthy Neighbourhoods" states that developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will:

- Be compatible with those *Neighbourhoods*;
- Provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- Maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*;

Heritage policies are found under Section 3.1.5 of the Official Plan. The Official Plan states that significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Heritage Register. Heritage resources on the City's Heritage Register will be conserved.

Section 3.1.2 – "Built Form" states that development will be located, organized and massed to fit harmoniously with the existing and/or planned context. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and

privacy, limiting impacts of servicing and vehicular access on the property and neighbouring properties; and limiting shadow and wind impacts.

The Official Plan is intended to be read as a whole.

Heritage

The site contains a building of heritage significance. Known historically as Brown's Bread Ltd., the building was constructed between 1920 and 1929, with later rear additions. The structure has design value as an early twentieth century industrial building type with Art Deco detailing. The property is valued for its association with Lewis Brown who started Brown's Bread Ltd. at this site in 1892. The bakery expanded its premises over the next 70 years until it merged with General Bakeries Ltd. (Wonder Bread) and was purchased by the George Weston Company in 1985 which continued to operate at this site until 2014. The property also has contextual value as it is one of a series of landmark industrial buildings on Eastern Avenue which with the adjacent tree-lined streets of single-family homes dating from the late 19th to early 20th century maintain and define this particular historic neighbourhood established a century ago

In 2008 Toronto City Council adopted the Parks Canada document *Standards and Guidelines for the Conservation of Historic Places in Canada* as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) and Restoration (13) apply to this project. The *Standards and Guidelines* also include several key definitions. Central to these is the definition of Conservation as all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life.

Zoning

Zoning By-law 438-86 designates the site I2 D3. This zoning permits a wide range of industrial and other non-residential uses within buildings developed to a maximum density of 3.0 times the area of the lot. The zoned height limit for the site is 18.0 metres.

Site Plan Control

The proposed development is subject to site plan approval. The application has been submitted and subsequently appealed to the OMB.

Community Consultation

City Planning staff hosted a community consultation meeting on November 3, 2016 which was attended by approximately 35 members of the public. The purpose of this meeting was to provide information and answer questions on the OMB process.

The applicant hosted a community meeting on November 8th, 2016, where they provided additional details on the development application. City Planning staff was present at the meeting but did not take part in the presentation.

Staff report for action – Request for Direction - 462 Eastern Ave-Official Plan Amendment and Zoning Amendment Applications

City Planning hosted a further community consultation meeting on June 22nd 2017 which was attended by approximately 20 members of the public. The purpose of the meeting was to provide an update on the status of the application at the OMB, to present the revised submission, and to receive feedback on the merits of the development proposal. Concerns raised at the meeting related to sufficient infrastructure, parking and traffic.

Staff met with the Weston Bakery Redevelopment Community Coalition on two occasions to discuss their concerns pertaining to traffic generated by the development, and massing of the proposed building. The Coalition also provided a detailed letter to City Planning and has been granted party status at the upcoming OMB Hearing.

COMMENTS

Provincial Policy Statement and Provincial Plans

The PPS requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, livable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of public transit.

This application is consistent with the Provincial Policy Statement (PPS) direction of intensification to achieve growth and urban vitality while making efficient use of existing infrastructure. The application also complies with policies of the PPS that require new development to be directed to appropriate locations for growth. The proposed development also supports the heritage policies of the PPS.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

OPA 231 and Site and Area Specific Policy 416

The subject lands were considered within the Municipal Comprehensive Review process. City Council adopted OPA 231 which recommended the re-designation of the site from *Employment Areas* to *Mixed Use Areas*, and added a Site and Area Specific Policy No. 416 (SASP No. 416). The redesignation of the subject lands to *Mixed Use Areas* and SASP were approved by City Council, the Minister of Municipal Affairs and the Minister of Natural Resources and Forestry. These matters remain in front of the OMB.

SASP No. 416 specifies that prior to any zoning by-law permitting the development of residential uses on the 462 Eastern Avenue, the owner shall:

- a) Provide employment space(s) along the Eastern Avenue frontage between Booth and Logan Avenues;
- b) Ensure the proposed development provides transition in scale to the low scale *Neighbourhoods* to the north, east and west in accordance with the policies of the Plan;
- c) Undertake an environmental study in addition to a feasibility analysis and impact assessment as required under Section 4.10.3 of the provinces D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses to the satisfaction of the City in consultation with the Ministry of Environment; and,

- d) Be subject to all conditions and requirements as set by the City, TRCA and the province regarding the site's location within the Lower Don Special Policy Area.

The proposal meets the criteria outlined in SASP 416 as it provides residential and the required employment space in a form that provides the appropriate transition in scale to the adjacent low density residential neighbourhood. The applicant has also provided a noise and air quality study that is currently being peer reviewed to ensure that the provincial guidelines are being fulfilled. In addition the applicant has provided appropriate flood proofing measures to the satisfaction of the TRCA.

Land Use

The Official Plan states that lands designated as *Mixed Use Areas* are intended to achieve a multitude of planning objectives by combining a broad array of residential, office, retail and service uses. Mixed Use Areas are intended to be areas which allow residents to live, work and shop in the same area, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated, attractive, and safe. The subject property is located in an area with a mix of residential and commercial use. As such, the proposed mix of residential as well as at-grade commercial employment along Eastern Avenue is consistent with the land use provisions of the Official Plan, SASP 416, the Zoning By-law and existing land uses in the area.

Height and Massing

Although the Council adopted 'Avenues and Mid-Rise Buildings Study' does not apply to this site, the performance standards contained within the Study are a useful tool for evaluating the proposed design to ensure appropriate transition to the adjacent low density residential neighbourhood to the east, west and north of the site.

The height of the proposed building is 27 metres excluding the mechanical penthouse which has been set back from all sides a sufficient distance to minimize its impact. The building is U-shaped and has been organized to fit within the existing physical character of the area, providing the appropriate transition to the adjacent low density residential dwellings to the north, east and west of the site. The building is sculpted with a series of stepbacks to address shadow and privacy impacts. The following design parameters have been incorporated to provide for an appropriate transition to the adjacent residential properties:

Rear transition

- The proposed building provides appropriate setbacks and stepbacks to gradually step down to 3-storeys. The building fits within a rear angular plane of 45 degrees measured from the rear property line, mitigating potential privacy and overlook to the adjacent properties in the neighbourhood to the north. This is an improvement to the as-of-right zoning envelope which permits a height of 18 metres at the property line.

Eastern Avenue

- The building falls within a 45 degree angular plane from the height of the existing Weston Bakery building which is being retained (21 metres in height) along Eastern Avenue.
- As the building extends east beyond the existing heritage structure along Eastern Avenue towards Logan Avenue, additional setbacks at grade and above the 4th floor are provided. The building falls within a 45 degree angular plane measured at a height of 18 metres.
- A 5.0 metre corner rounding has been provided at the intersection of Eastern Avenue and Logan Avenue, which will improve the existing public realm.

Booth Avenue

- The building falls within a 45 degree angular plane from the height of the existing Weston Bakery building which is being retained (21 metres in height) along Booth Avenue.
- In order to improve the proposed massing along Booth Avenue, a 45 degree angular plane was applied at the height of 0 metres along the western property line of Booth Avenue which is designated as *Neighbourhoods*. As the angular plane continues east towards the proposed site, the height along the proposed Booth Avenue's property line is 18 metres. The angular plane was applied to provide appropriate transition from the proposed into *Neighbourhoods*.
- As the proposed building extends beyond the existing heritage structure, the majority of the building falls within a 45 degree angular plane measured at a height of 18 metres. City Planning has requested that the applicant make revisions to ensure that the entire building falls within a 45 degree angular plane at a height of 18 metres beyond the heritage structure. This will further reduce the overall massing as it relates to the low rise residential dwellings along Booth Avenue. The applicant is amenable to this requested revision. This reduces the massing as it relates to the low rise residential dwellings to the west.
- Townhouses have been provided along Booth Avenue to provide a gradual transition of built form to the adjacent low density residential neighbourhood.
- The front yard setback along Booth Avenue is generally in keeping with the adjacent residential dwellings. Additional setbacks on the upper portion of the building to provide further transition to the adjacent residential neighbourhood to the west.

Logan Avenue

- The building falls within a 45 degree angular plane measured at a height of 18 metres along Logan Avenue. If using the standard of measuring a 45 degree angular plane from the property line on the east side of Logan Avenue, the maximum height that would be allowed before the building begins to protrude into the angular plane would be 18 metres. Therefore, the building falls within the 45 degree angular plane that measures appropriate transition from the neighbouring properties along Logan Avenue to the proposed built form.
- The Logan frontage provides a gradual reduction in height towards the low-density residential neighbourhood to the north.
- Additional step-backs are provided so that the building falls within the angular plane along the entire length of the Logan Avenue frontage.
- The Logan Avenue elevation provides additional articulation in terms of horizontal breaks between the grade-related units to the north and the commercial component of the building towards Eastern Avenue. An additional setback from the Logan Avenue has been provided to further break up the mass of the building.

Internal Courtyard

- The proposed U-shape design of the building frames the street frontages while providing for an internal courtyard which provides an appropriate separation distance of approximately 25 metres between the wings of the building.
- The building provides appropriate articulation and uses materials that help to minimize the mass of the building. The applicant has agreed to make revisions along Booth Avenue to further improve the massing along the west portion of the proposed building. The retention of the heritage portion of the building assists in breaking up the mass of the building. Glass elements have been incorporated on the storeys above the retained heritage portion of the building. The glass portion of the building steps back from the base so that it is not visible at street level. Materiality will be secured through elevation drawings in Site Plan Approval.

Sun and Shadow

The Official Plan states that development in *Mixed Use Areas* will locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes.

Planning staff have reviewed the applicants shadow study for March/September 21st between 9:18 AM and 6:18 PM. The study confirms that shadows are adequately limited

in comparison to existing shadows, and significantly less than what would be created by a building constructed under the as-of-right zoning envelope. The resulting shadow impacts are acceptable.

Heritage

The application involves the property at 462 Eastern Avenue, which was listed on the City's Heritage Register by Toronto City Council on July 5, 2017 for its cultural heritage value. The site contains a two- to four- storey, red brick-clad bakery complex constructed between 1920 and 1929, with one- to four-storey later additions at the rear.

Heritage Preservation Services Staff have reviewed the Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal Architects, dated November 3, 2017. The HIA finds that the proposed alterations to the existing building at 462 Eastern Avenue are appropriate and will be mitigated through the retention of the four-storey building and the façade of the two-storey addition.

The applicant has made significant changes to secure the retention of the heritage attributes of the building. The original four-storey bakery building at the northeast corner of Booth Avenue and Eastern Avenue will be retained and remain a prominent feature along the Eastern Avenue frontage. In addition, the south and east facades of the two-storey addition at the northwest corner of Logan Avenue and Eastern Avenue will be retained. The later additions to the rear of the existing four-storey building and two-storey additions are not identified as heritage attributes and are proposed to be demolished.

The proposed new nine-storey addition is stepped back from the south elevation of the four-storey building between six and ten metres, and from the west elevation five metres. Due to the height difference of the existing four-storey building and the new construction, the new addition will extend above the existing four-storey building by two storeys. Above the two-storey addition at Booth Avenue and Eastern Avenue, the new construction will be stepped back 3 metres.

The materials of the new construction above the existing four and two-storey buildings will be legible from the existing construction of red brick with the use of curtain walls and glazing. Along the east side of the addition on Logan Avenue, masonry will be used at the first storey beyond the retained façade of the two-storey addition to create a material relationship between the existing and new construction.

Alterations to the Existing Building

The applicant is proposing to alter the existing window openings on the west and south elevations of the four-storey building to accommodate new residential uses while making interior spaces more functional and liveable. The proposal includes the retention of the existing floor levels of the four-storey building, and the existing windows are currently too high above the floor slab to allow exterior views. Staff have worked extensively with the applicant to determine the best possible solution for this adaptive re-use of the

existing heritage building while ensuring the rhythm, pattern and legibility of the original openings.

On the first storey of the south elevation, the existing sills and lintels will be retained with new glazing inserted between to allow light and views for future ground-floor retail use. At the second storey of the south elevation of the four-storey building the window openings will be lowered and the edges of the existing sills conserved on either side. The applicant is also proposing to proportionally increase the existing window openings on the third and fourth storeys of the existing four-storey building, conserving the existing window sills on either side of the new openings. The window openings in the west elevation of the existing four-storey building will be also be modified to accommodate the proposed residential use. At the second and third storeys large openings historically made to bring large equipment into the building will be retained and new glazing will be inserted within those openings to maintain the legibility of the changes made during the building's former use as a bread bakery.

The existing ground floor opening in the third bay from the west side of the south elevation will be modified with the introduction of a new entrance door that will also retain the sill and lintel on either side of the new door opening. A new ground floor entrance door will also be inserted on the west elevation.

New openings will be created on the first storey of the two-storey addition to allow for adaptive re-use as retail space. The proposed ground floor openings will retain the existing brick pilasters on the two-storey addition and will have new sills compatible with, yet legible from, the existing sills on the four-storey building. Existing second storey window openings will also be retained. An additional setback has been provided on the southeast corner of the two-storey addition, which will improve pedestrian movement at the corner condition.

HPS staff are supportive of the applicant's efforts to conserve the heritage property through its adaptive re-use and recommend that City Council approve the proposed alterations to the existing four-storey and two-storey additions. Staff recommend that City Council also give authority to enter into a Heritage Easement Agreement with the owner to secure the long-term conservation of the heritage property.

Traffic Impact, Access and Parking

Transportation Services staff have reviewed the traffic study prepared by BA Group. The study estimates that the proposed development would generate approximately 60 and 95 two-way trips during the weekday AM and PM peak hour, respectively. The two-way access driveway from Logan Avenue will operate under stop-control. The study concludes that the road network is sufficient to accommodate the increase in site traffic.

Transportation Services staff agree with the study's conclusion that the traffic impacts from the proposal are minimal and acceptable.

Access and Site Circulation

At its meeting of November 3 and 4, 2015, City Council requested the Director, Transportation Services, Toronto and East York District, in co-operation with the Director, Community Planning, Toronto and East York District to develop a Traffic Management Mitigation Plan for the area bounded by Queen Street East, Leslie Street, Lake Shore Boulevard East and Carlaw Avenue. The purpose of the Traffic Management and Mitigation Study (TMMS) is to understand the collective impact that development projects have had on traffic congestion. The subject lands will be included as part of the study and it is anticipated that the TMMS will commence the first quarter of 2018.

Vehicular access to the parking garage and loading space is proposed via the public lane off Logan Avenue. Transportation Services have found the proposed access to be generally acceptable.

The residents have raised concerns regarding potential vehicular and pedestrian conflict with the proposed access. Residents were also concerned with vehicular traffic using the north-south portion of the lane. The applicant has agreed to implement additional traffic management measures, including speed humps along the public lane which will be secured in the Site Plan Approval. City Transportation staff have accepted the proposed access and site circulation.

Parking and Loading

The applicant is proposing a total of 323 parking spaces within a 3-level underground parking garage accessed via Logan Avenue. The proposal provides for 361 bicycle parking spaces, whereas 318 are required. City Transportation staff have accepted the overall number of proposed parking spaces, however the applicant needs to revise the plans to provide 1 additional space for the commercial/visitor parking component of the proposed development.

Loading is provided in accordance with By-law 569-2013 which requires that one shared Type G/B space be provided for the proposed development. The loading space is located at the northwest corner of the site. It has been demonstrated that City garbage vehicles can access the loading space in an acceptable manner.

Servicing

Engineering and Construction Services have requested that the applicant submit a revised Functional Servicing Report report to confirm whether existing municipal infrastructure is adequate to service the development.

Parkland

The site is within walking distance to Jimmie Simpson Park, McGee Street playground and Morse Street Playground. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject to this application are in an area with 0 to 0.42 hectares of

Staff report for action – Request for Direction - 462 Eastern Ave-Official Plan Amendment and Zoning Amendment Applications

local parkland per 1,000 people. The site is in the lowest quintile of current provision parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

In accordance with the Toronto Municipal code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu, the amount of which will be determined at the time of building permit issuance. This is appropriate as an on-site parkland dedication would result in a small parcel with potentially significant shadowing.

Section 37

This report recommends that staff continue discussions with the applicant in an attempt to secure appropriate community benefits under Section 37 of the Planning Act. Should the Ontario Municipal Board approve the application as described in this report, the City will request that the Ontario Municipal Board withhold its order until such time that the owner enters into an agreement with the City for the provision of such community benefits to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor.

CONTACT

Kelly Jones, Senior Planner
Tel. No. (416) 392-4293
E-mail: kelly.jones@toronto.ca

SIGNATURE

Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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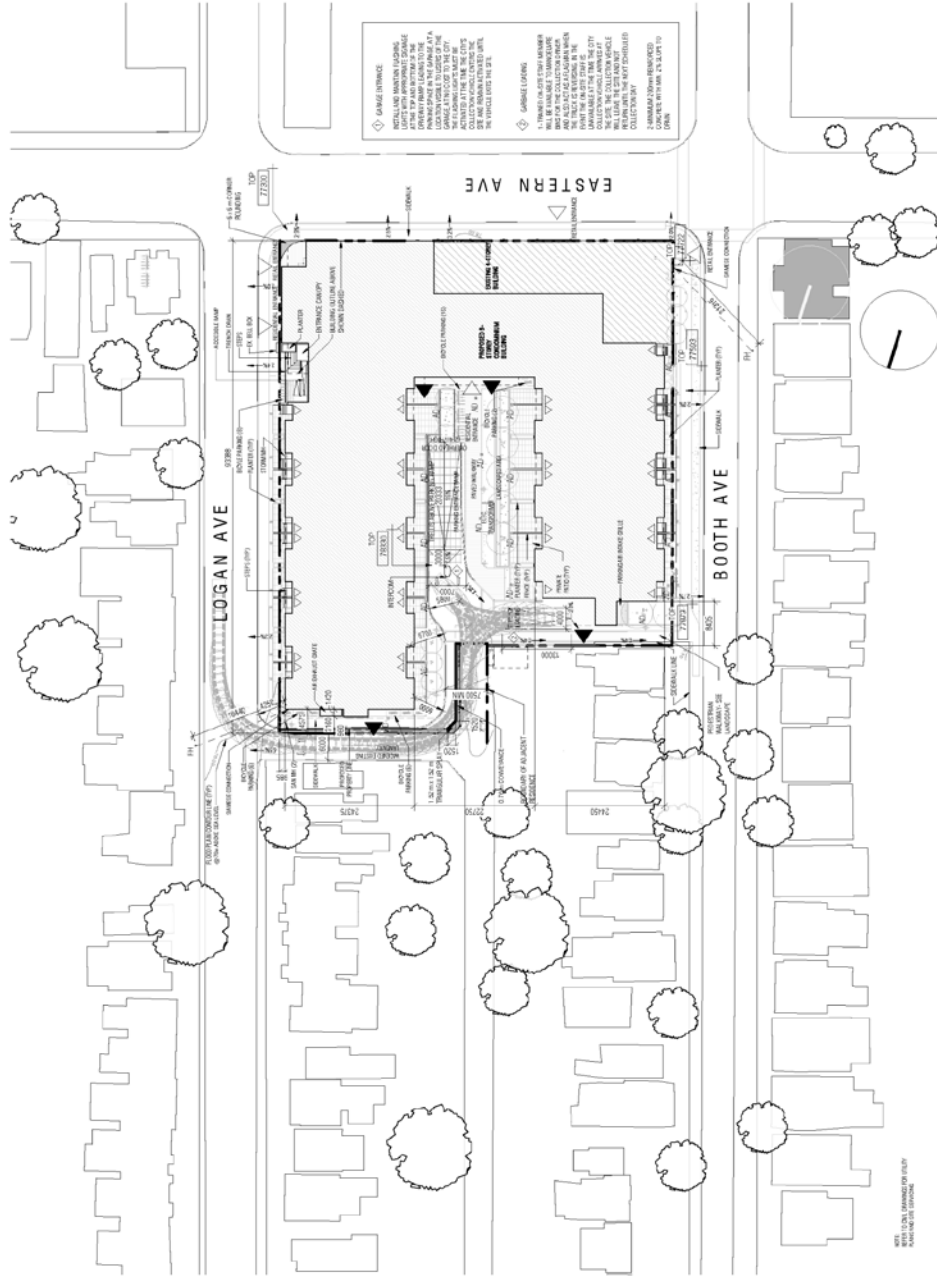
ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East & North Elevations
Attachment 3: South & West Elevations
Attachment 4: West & East Elevations
Attachment 5: North & South Elevations
Attachment 6: Zoning
Attachment 7: Official Plan

Staff report for action – Request for Direction - 462 Eastern Ave-Official Plan Amendment and Zoning Amendment Applications

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



UNPAVED ENTRANCE
 INSTALL AND MAINTAIN PAVING AS THE PAVEMENT IS REQUIRED. THE PAVING SHALL BE THE SAME AS THE PAVING IN THE ADJACENT AREAS. UNPAVED ENTRANCE SHALL BE ACTIVATED AT THE TIME THE CITY OF CHICAGO HAS A CONTRACT WITH THE VEHICLE LIFTING THE SITE.

LANDSCAPE LIGHTING
 ALL LIGHTS SHALL BE THE SAME TYPE AND COLOR AS THE LIGHTS IN THE ADJACENT AREAS. THE LIGHTS SHALL BE ACTIVATED AT THE TIME THE CITY OF CHICAGO HAS A CONTRACT WITH THE VEHICLE LIFTING THE SITE. THE LIGHTS SHALL BE ACTIVATED AT THE TIME THE CITY OF CHICAGO HAS A CONTRACT WITH THE VEHICLE LIFTING THE SITE.

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462 Eastern Avenue

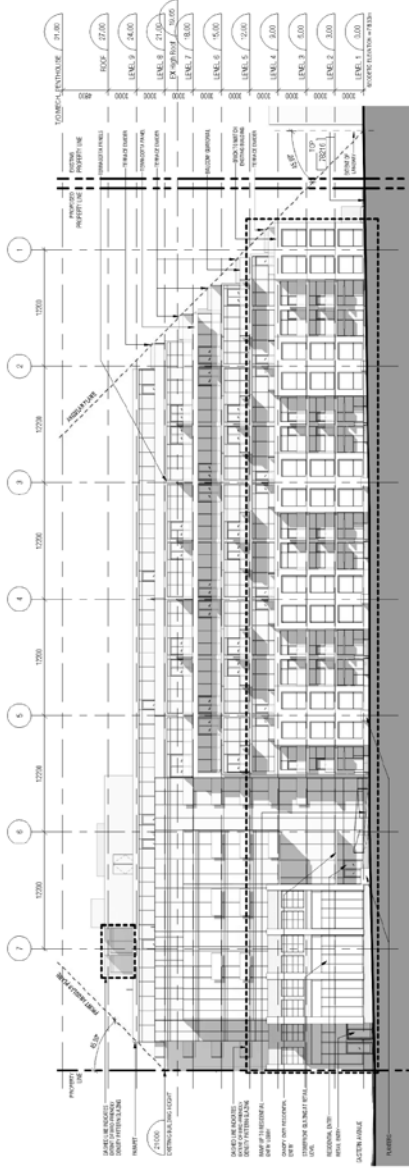
File # 12 148473 STE 30 0Z

Site Plan

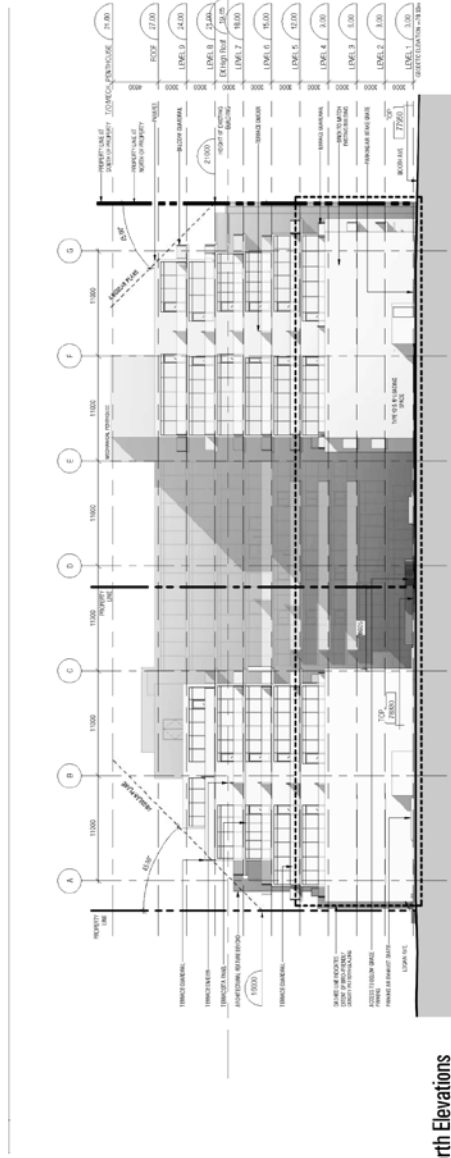
Applicant's Submitted Drawing

Not to Scale
 11/30/2017

Attachment 2: Elevations



East Elevations



North Elevations

East and North Elevations

Applicant's Submitted Drawing

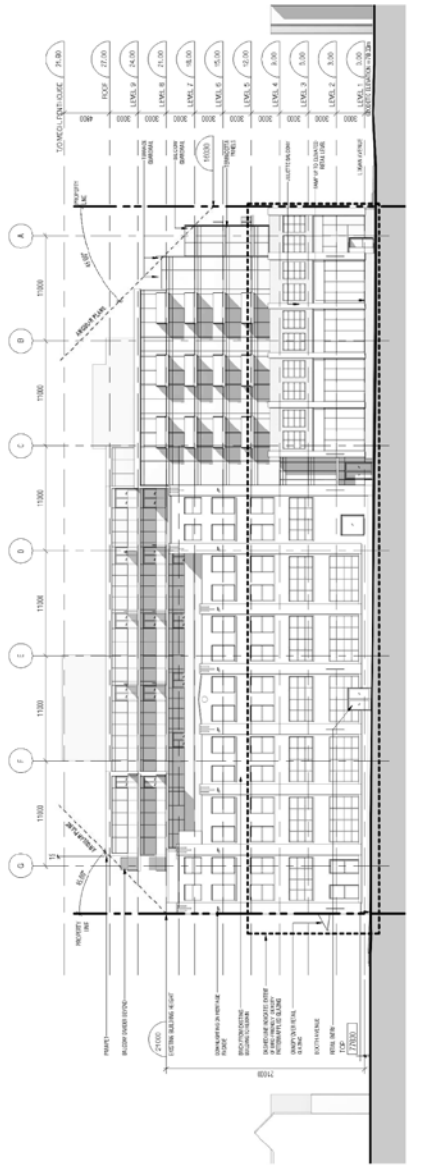
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11/30/2017



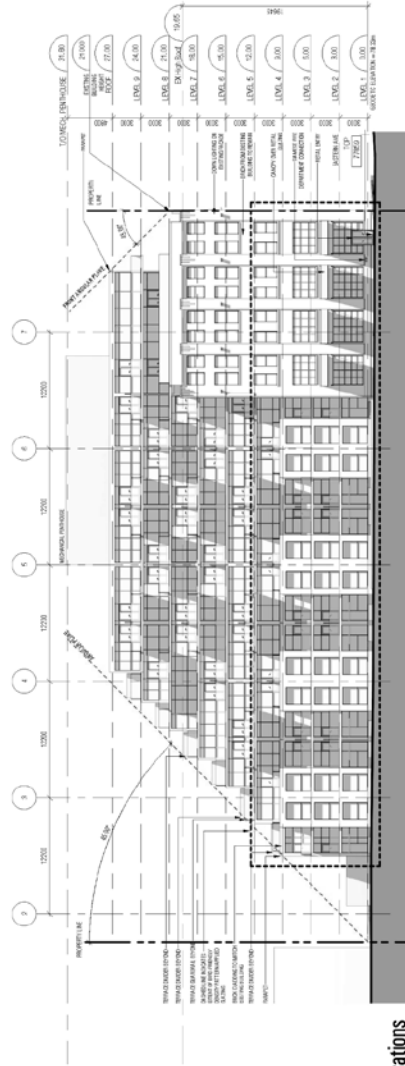
462 Eastern Avenue

File # 12 148473 STE 30 0Z

Attachment 3: Elevations



South Elevations



West Elevations

South and West Elevations

Applicant's Submitted Drawing

Not to Scale
11/30/2017



462 Eastern Avenue

File # 12 148473 STE 30 0Z

Attachment 4: Elevations



West Elevation



East Elevation

Elevations

Applicant's Submitted Drawing

Not to Scale
05/17/2012

462 Eastern Avenue

File # 12 148473 OZ

Attachment 5: Elevations



Elevations

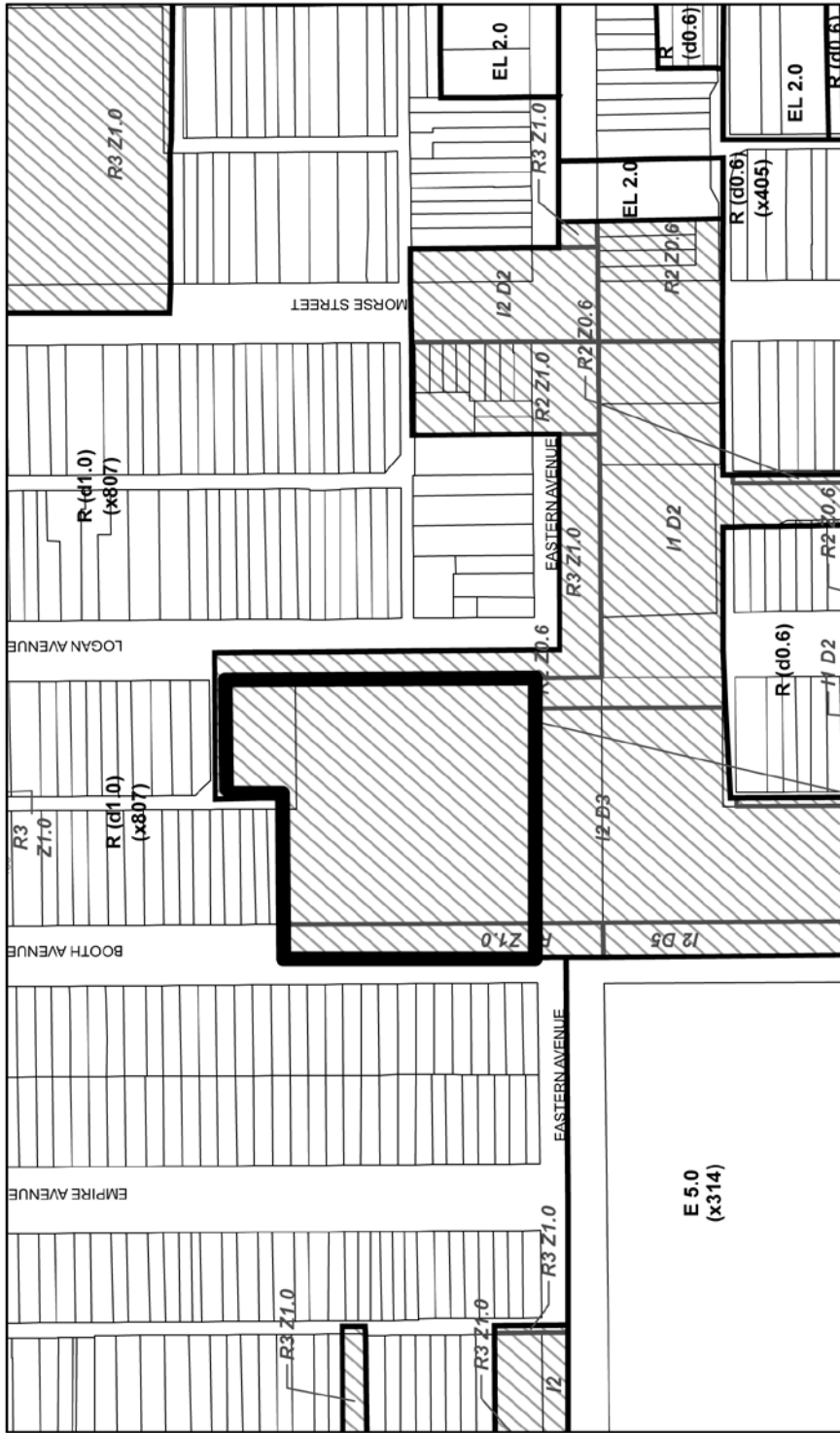
Applicant's Submitted Drawing

Not to Scale
05/17/2012

462 Eastern Avenue

File # 12 148473 0Z

Attachment 6: Zoning



Toronto
 Zoning By-Law No. 569-2013

Toronto
 Zoning By-Law No. 569-2013

462 Eastern Avenue
 File # 12 148473 STE 30 0Z

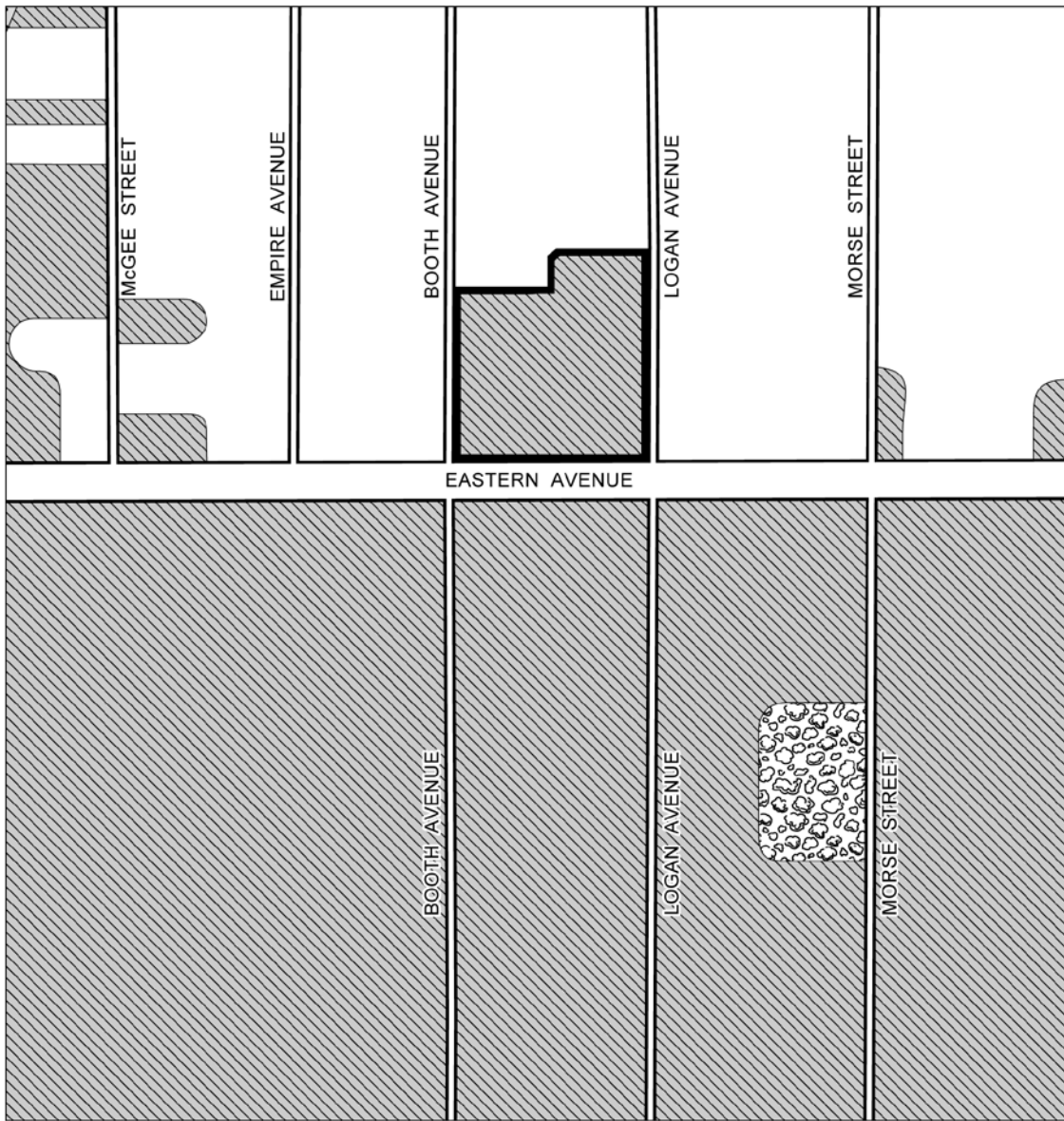
462 Eastern Avenue
 File # 12 148473 STE 30 0Z

See Former City of Toronto By-Law No. 436-86
 R2 Residential District
 R3 Residential District
 I1 Industrial District
 I2 Industrial District

Location of Application
 R Residential
 EL Employment Light Industrial
 E Employment Industrial

↑
 Not to Scale
 Extracted: 11/30/2017

Attachment 7: Official Plan



TORONTO City Planning
Official Plan

462 Eastern Avenue

File # 12 148473 0Z

- | | | | |
|--|--|--|---|
|  Site Location |  Employment Areas |  Parks & Open Space Areas |  Parks |
|  Neighbourhoods | | | |


 Not to Scale
 05/17/2012

Attachment 8: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning
 Details: OPA & Rezoning, Standard
 Application Number: 12 148473 STE 30 OZ
 Application Date: March 30, 2012

Municipal Address: 462 EASTERN AVE

Location Description: **GRID S3012

Project Description: November 8, 2017: Resubmission of OPA, rezoning and site plan. This application has been appealed to the OMB. GFA has been reduced to 27,496 to allow preservation of heritage attributes. Parking has increased to 323 spaces. Prior OPA and rezoning submission (7 storeys, 266 residential units, commercial at grade) subject to ongoing appeals before the Ontario Municipal Board. Updated OPA and rezoning submission will also be decided upon by the OMB.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS		DIAMOND SCHMITT ARCHITECTS	462 DEVELOPMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	SASP 416
Zoning:	I2 D3	Historical Status:	Y
Height Limit (m):	0, 0, 0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	6245	Height: Storeys:	9
Frontage (m):	74.1	Metres:	27
Depth (m):	93.4		
Total Ground Floor Area (sq. m):	4148		Total
Total Residential GFA (sq. m):	26339.69	Parking Spaces:	323
Total Non-Residential GFA (sq. m):	1155.82	Loading Docks	1
Total GFA (sq. m):	27495.51		
Lot Coverage Ratio (%):	66		
Floor Space Index:	4.4		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	26339.69	0
Bachelor:	8	Retail GFA (sq. m):	1155.82	0
1 Bedroom:	190	Office GFA (sq. m):	0	0
2 Bedroom:	78	Industrial GFA (sq. m):	0	0
3 + Bedroom:	31	Institutional/Other GFA (sq. m):	0	0
Total Units:	307			

CONTACT: PLANNER NAME: Kelly Jones, Senior Planner, 416-392-4293