

**485 Logan Avenue – Zoning Amendment Application -  
Final Report**

<b>Date:</b>	May 18, 2018
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 30 – Toronto-Danforth
<b>Reference Number:</b>	16 241940 STE 30 OZ

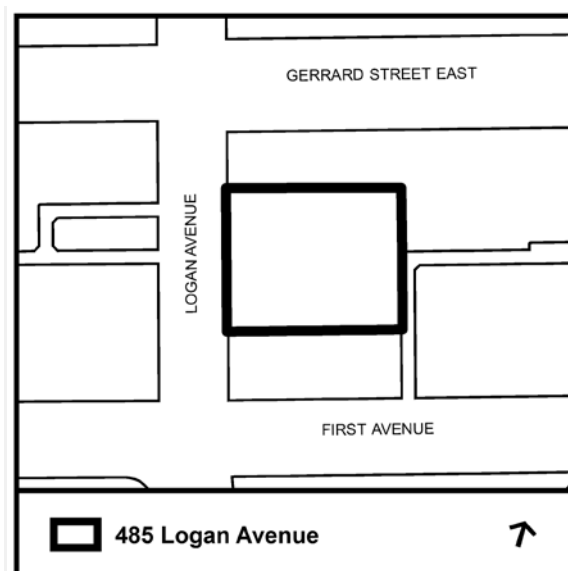
**SUMMARY**

This application proposes to construct a four-storey residential building containing 41 dwelling units at 485 Logan Avenue. The proposed building would have a gross floor area of 4,184.28 square metres. The overall height of this building is approximately 14 metres (16.7 metres including mechanical penthouse) and the proposed density would be 2.4 times the area of the lot.

The proposed development is consistent with the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

The proposal meets Official Plan policy in terms of providing an appropriate built form that is massed, scaled and oriented to be compatible with adjacent properties, particularly properties designated *Neighbourhoods*.

This report reviews and recommends approval of the application to amend the Zoning By-law.



## **RECOMMENDATIONS**

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

1. City Council amend Zoning By-law 438-86 for the lands at 485 Logan Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to this report.
2. City Council amend Zoning By-law 569-2013 for the lands at 485 Logan Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendments as may be required.
4. Before introducing the Bills to City Council for enactment, City Council require the owner to provide a revised Functional Servicing and Stormwater Management Report, and revised Hydrogeology Report to the satisfaction of the Executive Director of Engineering and Construction Services.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. During the meeting, staff raised issues with regard to built form compatibility with nearby low-rise residential neighbourhoods, concerns with laneway access, and the placement of outdoor amenity space. The proposal was revised prior to application submission in an attempt to respond to these issues.

### **Proposal**

The applicant proposes to construct a four-storey residential building containing 41 dwelling units. The proposed building would have a gross floor area of 4,184.28 square metres. The overall height of this building is approximately 14 metres (16.7 metres including mechanical penthouse) and the proposed density would be 2.4 times the area of the lot.

To service this development, the applicant proposes to provide 33 parking spaces in one level of underground parking accessible from two vehicular elevators. Of the 33 parking spaces, 31 of those spaces are provided for the residential use of the building and 2 of those spaces are provided for visitors. A private drive aisle located on the northern edge

of the lot and accessible from Logan Avenue provides access to the vehicular elevators from Logan Avenue. There are 42 bicycling parking spaces proposed, 37 spaces for residents and 5 spaces for visitors. A type "G" loading space is also provided and accessible from the private drive aisle.

The breakdown of the proposed 41 dwelling units is as follows:

Unit Type	Number of Units	Percentage
1 Bedroom	18	44 %
2 Bedroom	20	49 %
3 Bedroom	3	7 %
Total	41	100 %

An outdoor amenity space is proposed in the northeast corner of the lot. This proposed space is 106.25 square metres (approximately 2.5 square metres per unit). Private amenity space is also proposed in the form of balconies and rooftop amenity. No shared indoor amenity space is proposed.

### **Revisions to the Proposal**

The proposal was revised from the initial submission in the following manner:

- A reduction in the number of buildings from two to one;
- A reduction in overall height from 23.3 metres (6-storeys) to 14 metres (4-storeys);
- A reduction in density from 3.73 times the area of the lot to 2.4 times the area of the lot;
- A reduction in the number of units from 71 to 41;
- A reduction in the number of parking spaces from 46 to 33;
- A reduction in the number of bicycle parking spaces from 46 to 42;
- An increase in outdoor amenity space from 94 square metres to 106.25 square metres

See Attachment No. 8 for the application data sheet and Attachment Nos. 1-5 for drawings of the proposal.

### **Site and Surrounding Area**

The subject site is located on the east side of Logan Avenue, south of Gerrard Street East. The site has an overall area of approximately 1,886 square metres. The site is currently occupied by a single-storey building for wholesaling of food, non-food and beverage products, primarily servicing restaurants, banquet halls, cafeterias and convenience stores. Surface parking is also present on-site.

Uses surrounding the site include:

North: Two-storey mixed-use buildings fronting on Gerrard Street East.

South: Two-storey rowhouses fronting on First Avenue.

East: A public laneway that leads to and from First Avenue and Gerrard Street East, and two-storey buildings, fronting on Gerrard Street East, comprising commercial, vehicular service shops, and semi-detached and detached houses.

West: A one-storey detached house, to the north of which is an east-west public laneway followed by a double triplex building.

## **Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") 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;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region (the "GGH"), of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

The Growth Plan builds upon the policy foundation provided by the PPS 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.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan. The outcome of staff analysis and review are summarized in the Comments section of the Report.

### **Toronto Official Plan**

The Official Plan designates the property as *Mixed Use Areas*, which are made up of 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 properties directly to the south 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*.

Section 3.1.2 – "Built Form" indicates 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.

As part of the City's ongoing Official Plan Five Year Review, Council adopted Official Plan Amendment No. 320 ("OPA 320") on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhood* sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found here: [www.toronto.ca/OPreview/neighbourhoods](http://www.toronto.ca/OPreview/neighbourhoods).

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 in order to improve the compatibility of new developments located adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

The outcome of staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of the Report.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **Zoning**

The site is zoned MCR T2.5 C1.0 R2.5 in the former City of Toronto Zoning By-law 438-86, which permits a wide range of residential and non-residential uses including apartment buildings, triplexes, row houses, live-work units, retail stores, restaurants, offices, and institutional and community services. The maximum permitted density is 2.5 times the area of the lot and a maximum height permission of 14 metres.

This site is zoned CR 2.5 (c1.0; r2.5) SS2 (x1854) in the Zoning By-law 569-2013 which is currently under appeal. This zoning permits a wide range of residential and non-residential uses at a maximum density of 2.5 times the area of the lot and at a maximum height of 14 metres.

Exception 1854 in Zoning By-law 569-2013 applies to this site, which would also allow a shipping terminal or warehouse as a permitted use.

## **Riverdale Heritage Conservation District**

Cultural Heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social cultural, economic and environmental goals of the City. The heritage policies contained in Section 3.1.5 of the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City.

The following Official Plan policies apply to the proposal:

3.1.5.5: Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

3.1.5.26: New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

The property at 485 Logan Avenue is not a listed or designated property in the City's Heritage Register. However, the property does abut the Riverdale Heritage Conservation District (the "RHCD"). The RHCD was established in 2008 and includes properties in the neighbourhood of old Riverdale which extends to include the buildings on the north side of First Avenue along the south property line of 485 Logan Avenue.



The RHCD requires that new development be compatible in character, scale, spacing, setback, location, height, width and materials with the surrounding heritage context. The proposal was reviewed within that context.

### **Site Plan Control**

The proposal is subject to Site Plan Control. An application for Site Plan Control has been submitted (file no. 17 279882 STE 30 SA) and is currently under review.

### **Reasons for Application**

The proposed four storey residential building is within an MCR zone with a maximum permitted density of 2.5 times the area of the lot and a height limit of 14 metres. The initial application proposed a density of 3.73 times the area of the lot and a proposed height of 19.8 metres (excluding mechanical) for a 6-storey building and 13.7 metres (excluding mechanical) for a 4-storey building. The initially proposed density and height exceeded the maximum permitted density and height in both Zoning By-law 438-86 and 569-2013. A zoning by-law amendment was therefore required.

Since the applicant's resubmission, the revised proposal has a height limit of 14 metres, which is within the maximum permitted height limit in the Zoning By-law, and a density of 2.4 times the lot area, which is below the maximum permitted density in the Zoning By-law requirement. The revised proposal does not comply with the Zoning By-law with respect to obstructions to two parking spaces, first floor height, bicycle parking spaces located in storage lockers, access to parking and loading from a public laneway not the street where a public laneway abuts the property.

### **Application Submission**

The following reports/studies were submitted in support of the application:

- Architectural Plans
- Civic and Utilities Plans
- Landscape and Lighting Plans
- Community Services and Facilities Study
- Planning Rationale
- Toronto Green Standard Checklist
- Heritage Impact Statement
- Noise Impact Study
- Sun/Shadow Study
- Transportation Impact Study
- Servicing Report
- Stormwater Management Report
- Hydrogeological Assessment Report
- Arborist Report
- Energy Efficiency Report
- Public Consultation Plan
- Draft Zoning By-law Amendments

## **Agency Circulation**

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **Community Consultation**

The Ward Councillor organized a series of meetings with residents on First Avenue immediately adjacent to the proposal. These meetings were held between May and July 2017. Several plans were discussed including the original two building, six-storey and four-storey scheme, a single eight storey building and a U-shaped four storey building. City Planning staff attended the last working group meeting, in which a four-storey building was proposed. The main concerns from the attending residents included the height and density of the building and its relationship and impacts to the low-rise character of First Avenue.

City Planning staff, in consultation with the Ward Councillor, hosted a community consultation meeting on February 26, 2018 to discuss the revised four storey residential building. Approximately 40 members of the public attended the meeting. City Planning staff presented on the policy framework and an overview of the initial proposal in comparison to the revised proposal. The applicant provided further details with respect to the revised proposal and the working group process.

Following presentations, the community were given the opportunity to share their comments, questions and concerns. The majority of residents were in favour of the revised proposal's built form, massing, and relationship to the low-rise character of the neighbourhoods to the south, particularly on First Avenue. Concerns were raised regarding parking and vehicular access as well as servicing capacity. These concerns are addressed below.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

Staff reviewed and evaluated the proposal against the Provincial Policy Statement (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Background section of the Report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

The PPS (2014) 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 effectively use land, resources, infrastructure and public services, and support the use of public transit.

Policy 1.6.7.4 of the PPS (2014) promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. The proposal is consistent with the PPS in this regard. The proposed land use and density provides residential intensification in close proximity to an existing streetcar route.

Policy 4.7 of the PPS (2014) states that the Official Plan is the most important vehicle for implementing the Provincial Policy Statement, and provides comprehensive, integrated and long-term planning is best achieved through official plans. The proposal meets the policies of the Official Plan and therefore is consistent with this policy in the PPS.

Policy 4(c) of the Growth Plan (2017) promotes a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. The proposal conforms to the Growth Plan in this regard. A mix of units is provided to accommodate different household sizes and incomes.

Policy 5.2.4.5(b) of the Growth Plan (2017) requires the type and scale of built form for new development to be contextually appropriate. The proposed 4-storey residential building represents a modestly-scaled development in a low-rise context.

## **Land Use**

This application has been reviewed against the Official Plan policies described in the Background Section of the Report as well as the policies of the Toronto Official Plan as a whole. The property is designated *Mixed Use Areas* in the Official Plan, which allows 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 proposed residential building meets the policies of the Official Plan in terms of land use and is an appropriate residential use for this area. The draft site specific zoning by-law reflects the residential use and will be removing the shipping terminal and warehouse permissions in Exception 1854.

## **Height**

This application has been reviewed against the Official Plan policies and the Zoning By-law.

The Official Plan states that new development in *Mixed Use Areas* will be compatible with properties designated *Neighbourhoods* that abut or are close to the development. The Official Plan also states that new development will fit harmoniously into its existing and/or planned context.

The four storey proposal is 14 metres in height. Staff consider this height acceptable as it meets the maximum permitted in the Zoning By-law and is compatible with the properties to the south which are designated *Neighbourhoods*.

The proposal also includes a mechanical penthouse, which exceeds the maximum height permission of 14 metres by 2.7 metres. Staff consider this height to the mechanical penthouse appropriate given that the Zoning By-law allows a mechanical penthouse to

project beyond the maximum permitted height of any building by 5 metres. The proposed mechanical penthouse is half the maximum height permission in the Zoning By-law and staff consider this height appropriate and compatible with the adjacent *Neighbourhood* properties.

### **Density**

This application has been reviewed against the Official Plan policies and the Zoning By-law described in the Issue Background Section of the Report.

The Zoning By-law permits a maximum density of 2.5 times the area of the lot. The four-storey residential building proposes a density of 2.4 times the area of the lot. Staff consider this proposed density appropriate given that it is slightly less than the maximum permitted in the Zoning By-law.

### **Massing**

This application has been reviewed against the Official Plan policies and the Zoning By-law described in the Issue Background Section of the Report.

The proximity of the proposed four storey residential building to the two-storey dwellings on First Avenue to the south of the subject site was a principle concern raised in the initial proposal and was a key consideration in staff's review of the proposal.

The Zoning By-law requires that a building face with windows be set back 5.5 metres from the property line. A separation distance of 11-metres is required between two buildings with windows facing each other. This 11-metre separation distance is appropriate for low-rise buildings of one to four storeys. The revised four-storey residential building is set back 6.8 metres from the south property line, which abuts the low rise dwellings on First Avenue. The properties along First Avenue are set back approximately 5 metres from their north property lines. These setbacks equate to a separation distance of approximately 11.8 metres, which slightly exceeds the Zoning By-law requirement of 11 metres from building face to building face when windows are present. Balconies are proposed to project 1.5 metres into the 6.8 metre setback; resulting in a setback of 5.3 metres, which is generally in keeping with the Zoning By-law setback requirement. It is important to note that the 5.5 metre setback in the Zoning By-law does not include balcony projections but is to the building face. In order to further protect for privacy and overlook, the proposal includes a landscaped buffer planted with trees on the southern edge of the property. Staff consider this separation distance appropriate and compatible with the low rise neighbourhood properties to the south.

The building is set back 8.7 metres from the north property line, which faces two-storey mixed use buildings fronting Gerrard Street East. Similar to the south setback, this setback exceeds the 5.5 metres required in the Zoning By-law and is an appropriate separation distance from properties on Gerrard Street East which may experience redevelopment in a midrise form. The reason for the larger setback on the north property line is due to the private drive aisle to the loading space and vehicular elevators. The mechanical penthouse is set back from the edge of the building by 7.1 metres on the north and south sides and 2.4 metres from the west side (facing Logan Avenue) and 1.3 metres from the east side (facing a public laneway). These setbacks, particularly on the north and south sides, would not visually impact surrounding properties and streetscapes.

## **Heritage**

The proposed four-storey residential has a built form that is compatible with the low rise heritage houses to the south within the Riverdale Heritage Conservation District. Further review of the materiality of the building to fit in with the RHCD will be conducted and secured through the site plan approval process.

## **Shadow Impact**

The Official Plan states that new development will adequately limit any resulting shadowing of neighbouring streets, properties in *Neighbourhoods* and open spaces.

The applicant provided a shadow study for the proposal. The proposed building will cast shadows on the *Neighbourhood* properties at 228-238 First Avenue from 3:18 to 6:18 PM. However, the shadow study also illustrates that this shadow impact would be the same for a building that meets all built form standards of the existing Zoning By-law. Shadows are not cast in the morning on any property designated *Neighbourhood*. Given that the shadow impact is the same for an as-of-right building permitted in the Zoning By-law, staff consider the impact acceptable.

## **Unit Mix**

The application proposes 41 dwelling units. There are a total of 20 two-bedroom units and 3 three-bedroom units, comprising 56% of the total dwelling unit mix. This mix of two and three bedroom units is appropriate and is secured in the draft zoning by-law amendment.

## **Community Services and Facilities**

On January 17, 2017, Toronto and East York Community Council requested the applicant to submit a community services and facilities report for review. The applicant submitted this report as part of their revised proposal. The report found that schools, community centres, and daycares could accommodate the minor increase in population generated from this development application. Staff reviewed the report and agree with the assessment.

## **Traffic Impact, Parking, Solid Waste**

Section 2.2 of the Official Plan indicates that future growth within Toronto will be directed to areas that are well served by transit, the existing road network, and which have properties with redevelopment potential, the redevelopment of which will have no significant impact on existing traffic flow or pedestrian safety, and that provide appropriate parking and site access.

Transportation Services accepts the proposed number of residential and visitor parking spaces supplied, as it slightly exceeds the total number permitted in the Zoning By-law. Transportation Services also reviewed the traffic impact study from the applicant's transportation engineer. The study estimates that the proposed development will generate 15 to 17 net two-way trips during the AM and PM peak hours. Given this level of trip generation, the study concludes that the projected site traffic will have minimal impacts on the area intersections and can be acceptably accommodated on the adjacent road network. Transportation Services agree with the conclusions of the traffic impact study.

Transportation Services also reviewed the appropriateness of the vehicular elevators to access the underground parking level. Transportation Services consider these elevators acceptable as there is space on the site's private driveway to accommodate queued vehicles without encroaching into the Logan Avenue road allowance.

The proposal also includes a type "G" loading space which meets the requirements of the Zoning By-law.

## **Servicing**

Engineering and Construction Services are generally satisfied with respect to water demands and sewer capacity; however, further revisions for clarification to the Functional Servicing and Stormwater Management Report and Hydrogeological Report are required before it is acceptable to Engineering and Construction Services.

This report recommends that the bills to implement the proposed rezoning be held until a Functional Servicing and Stormwater Management Report and the Hydrogeological Report is provided to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services.

## **Open Space/Parkland**

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 City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.80 to 1.56 hectares of local parkland per 1,000 people. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

Parks, Forestry and Recreation have reviewed the application and require the applicant to satisfy the parkland dedication requirement through cash-in-lieu. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

### **Amenity Space**

Zoning By-law 569-2013 requires a building with 20 or more dwelling units to provide amenity space at a minimum rate of 4.0 square metres for each dwelling unit, of which at least 2.0 square metres for each dwelling unit is indoor amenity space and at least 40 square metres is outdoor amenity space. The application proposes 41 dwelling units, which means that 164 square metres of amenity space is required, 82 square metres of which must be indoor amenity space.

The proposal provides 106.2 square metres of outdoor amenity space in the northeast corner of the site which could be used as a courtyard or a barbeque. Staff accept this provision of outdoor amenity space.

The proposal does not provide indoor amenity space; however, given the small scale of development and that the units have private balconies or, for units at grade, front porches, staff consider the lack of indoor amenity space acceptable for this proposal.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured through the draft zoning by-law amendment and the site plan approval process.

### **Conclusion**

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017) and the Toronto Official Plan.

Staff are of the opinion that the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2017). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to a built form that is compatible with adjacent properties designated *Neighbourhoods*.

Staff worked with the applicant and the community to address and resolve the following key concerns: building height and density, relationship to properties on First Avenue, parking and vehicular ingress and egress. The proposal would provide much needed family-size dwelling units compatible with the surrounding context. Staff recommend that Council support approval of the application.

## **CONTACT**

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## **SIGNATURE**

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

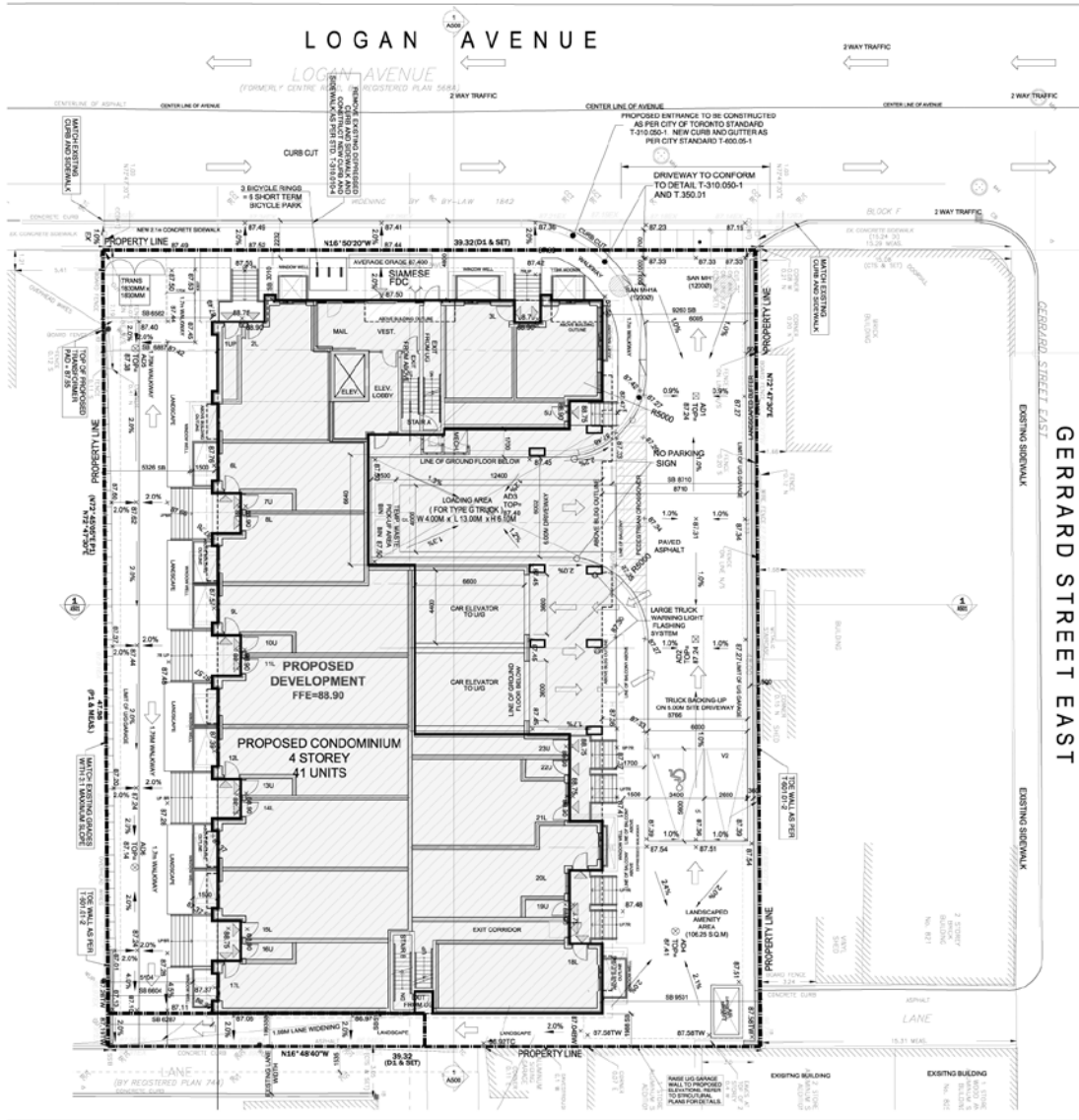
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## **ATTACHMENTS**

Attachment 1:	Site Plan
Attachment 2:	West Elevation
Attachment 3:	East Elevation
Attachment 4:	North Elevation
Attachment 5:	South Elevation
Attachment 6:	Official Plan Designation
Attachment 7:	Zoning By-law
Attachment 8:	Application Data Sheet
Attachment 9:	Draft Site Specific Zoning By-law 438-86
Attachment 10:	Draft Site Specific Zoning By-law 569-2013



# Attachment 1: Site Plan



## Site Plan

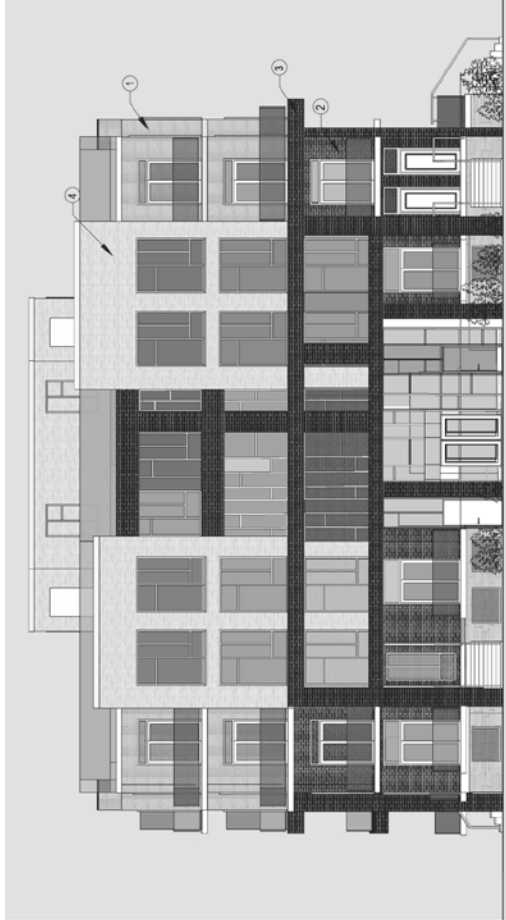
Applicant's Submitted Drawing

Not to Scale 05/07/2018

## 485 Logan Avenue

File # 16 241940 STE 30 OZ

**Attachment 2: West Elevation**



**West Elevation**

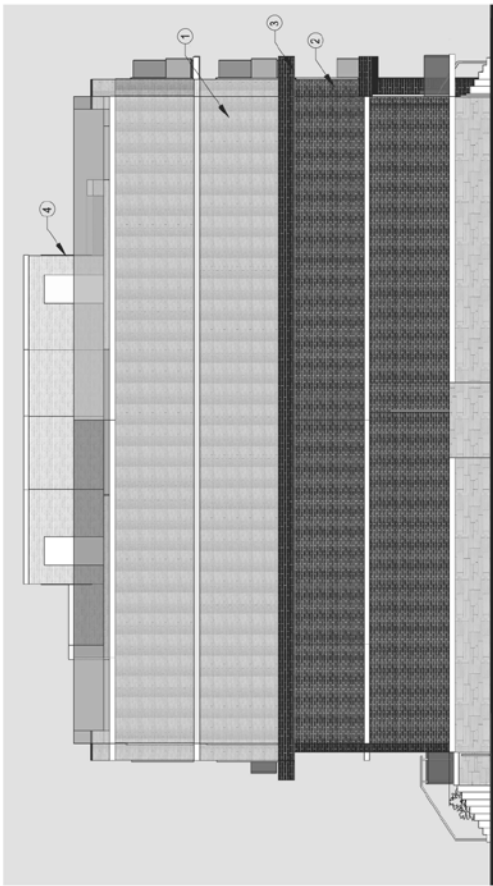
Applicant's Submitted Drawing

Not to Scale  
05/07/2018

**485 Logan Avenue**

File # 16 241940 STE 30 0Z

**Attachment 3: East Elevation**



**East Elevation**

Applicant's Submitted Drawing

Not to Scale  
05/07/2018

**485 Logan Avenue**

File # 16 241940 STE 30.0Z

**Attachment 4: North Elevation**



**North Elevation**

Applicant's Submitted Drawing

Not to Scale  
05/07/2018

**485 Logan Avenue**

File # 16 241940 STE 30.0Z

**Attachment 5: South Elevation**



**South Elevation**

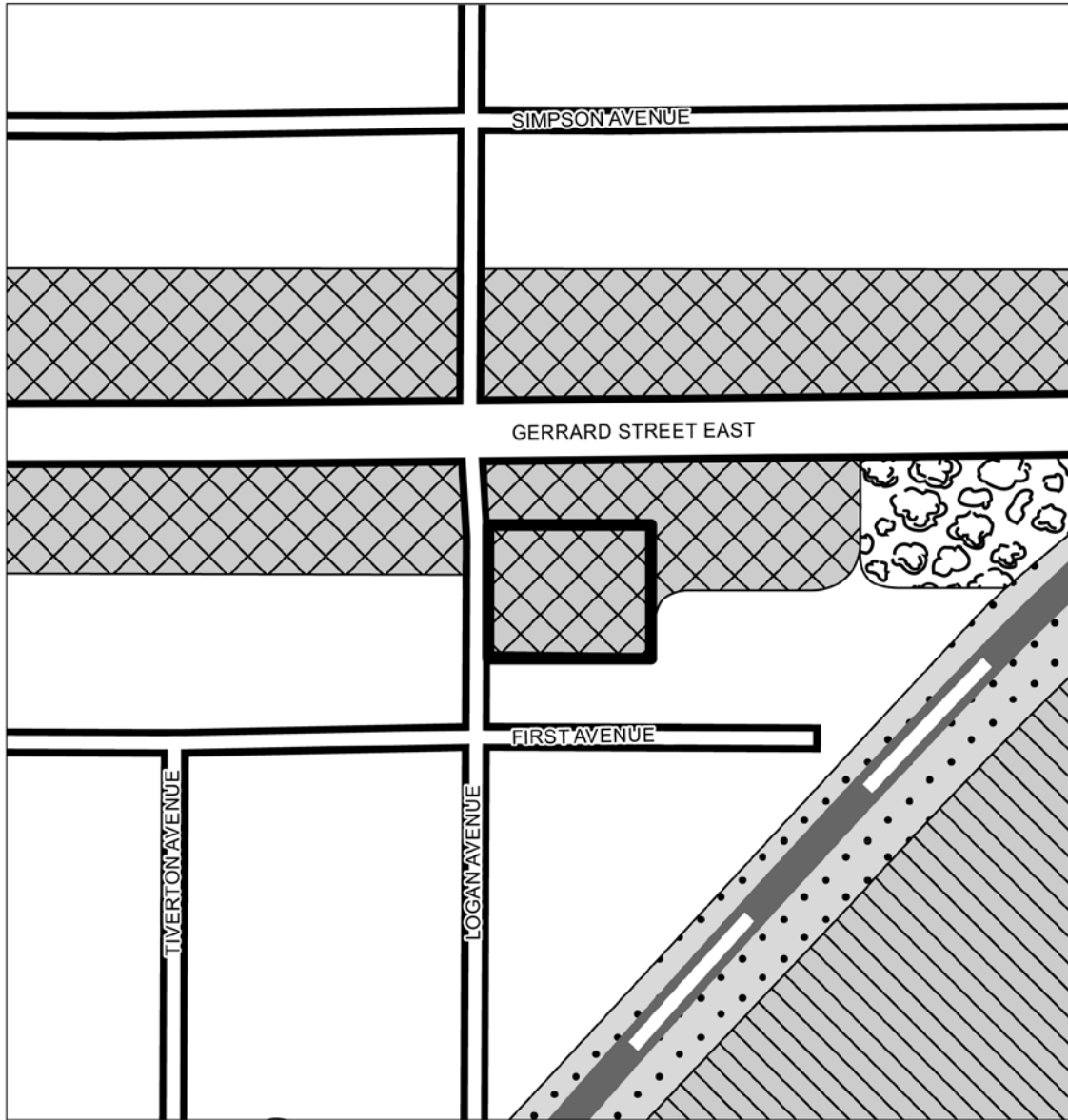
Applicant's Submitted Drawing

Not to Scale  
05/07/2018

**485 Logan Avenue**

File # 16 241940 STE 30 0Z

## Attachment 6: Official Plan Designation



**TORONTO**  
 Extract from Official Plan

485 Logan Avenue

File # 16 241940 STE 30 02



Not to Scale  
 11/15/2016

# Attachment 7: Zoning By-law



**Zoning By-Law No. 569-2013**

**485 Logan Avenue**

File # 16 241940 STE 30 0Z

Location of Application

**R** Residential  
**CR** Commercial Residential  
**O** Open Space  
**UT** Utility and Transportation

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

**R3** Residential District  
**MCR** Mixed-Use District  
**I2** Industrial District  
**T** Industrial District



Not to Scale  
 Extracted: 11/14/2016

## Attachment 8: Application Data Sheet

Application Type	Rezoning	Application Number:	16 241940 STE 30 OZ
Details	Rezoning, Standard	Application Date:	October 24, 2016

Municipal Address: 485 LOGAN AVENUE  
 Location Description: PLAN 568A PT LOT 4 \*\*GRID S3002  
 Project Description: This application proposes to construct a four-storey residential building containing 41 dwelling units at 485 Logan Avenue. The proposed building would have a gross floor area of 4,184.28 square metres. The overall height of this building is approximately 14 metres (16.7 metres including mechanical penthouse) and the proposed density would be 2.4 times the area of the lot.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Mr. Mike Dror Bousfields Inc. 3 Church Street, Suite 200 Toronto ON M5E 1M2	Mr. Mike Dror Bousfields Inc. 3 Church Street, Suite 200 Toronto ON M5E 1M2	SRN Architects 2501 Rutherford Road, Building B, Suite 25 Vaughan ON L4K 2N6	485 Logan Developments Inc. 7 Country Club Drive King City ON L7B 1M5

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 2.5 (c1.0; r2.5) SS2 (x1854)	Historical Status:
Height Limit (m):	14	Site Plan Control Area: YES

### PROJECT INFORMATION

Site Area (sq. m):	1,886	Height:	Storeys:	4
Frontage (m):	39.3		Metres:	14 (excl. mech.)
Depth (m):	48			
Total Ground Floor Area (sq. m):	693.06			<b>Total</b>
Total Residential GFA (sq. m):	4,184.28		Parking Spaces:	33
Total Non-Residential GFA (sq. m):	0		Loading Docks	1 (Type G)
Total GFA (sq. m):	4,184.28			
Lot Coverage Ratio (%):	36			
Floor Space Index:	2.4			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	18
2 Bedroom:	20
3 + Bedroom:	3
Total Units:	41

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4,184.28	647.18
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>George Pantazis, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-3566</b>
	<b>EMAIL:</b>	<b>gpantaz@toronto.ca</b>



**Attachment 9: Draft Site Specific Zoning By-law 438-86**

*To be made available on or before  
Toronto and East York Community Council  
on June 6, 2018*

**Attachment 10: Draft Site Specific Zoning By-law 569-2013**

*To be made available on or before  
Toronto and East York Community Council  
on June 6, 2018*