

2650-2672 St. Clair Avenue West – Zoning By-law Amendment and Plan of Subdivision Applications – Preliminary Report

Date: December 14, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York

Ward: Ward 5 - York South-Weston

Planning Application Number: 18 208472 WET 11 OZ and 18 208431 WET 11 SB

SUMMARY

This report provides preliminary information and an early opportunity to raise issues for follow-up with regard to the applications. It seeks Community Council's direction on the community consultation process and indicates the expected timing for a Final Report to City Council. The applications have been circulated to all appropriate agencies and City divisions for comment and a staff review of the applications is underway.

These applications propose the development of 5 blocks of back-to-back townhouse units (Blocks A to E), having a total of 98 three-bedroom units. Each block is proposed to be 4-storeys (12.75 metres) high plus providing an additional pop-up access to rooftop private amenity space. The proposed residential floor area of 14,334 m² would result in a residential density of 0.73 times the area of the lot. There is an existing 2-storey building that fronts St. Clair Avenue West that is currently under renovation for commercial and office uses. This building has a gross floor area of 6,500 m², resulting in an overall density of 1.07 times the area of the lot.

Each of the townhouses would have two parking spaces and 29 residential visitor parking spaces are proposed. There are 166 parking spaces proposed for the commercial building to be located primarily under the residential portion of the site with some spaces located at grade on the west side of the site, connecting St. Clair Avenue West. Also, a new 2-way public road is proposed to be located on the west portion of the site from St. Clair Avenue West to the existing public lane to the north. The proposal is on the former Danier Leather site.

The applicant requested a pre-application consultation meeting for assistance in defining the requirements for application submission. Staff held the meeting with the applicant on April 5, 2018.

The application was submitted on August 13, 2018. A notice of Incomplete Application was issued on September 10, 2018, and a subsequent notice of Complete Application was issued on September 25, 2018.

A community consultation meeting is anticipated to be held in the first quarter of 2019. A Final Report will be submitted for City Council's consideration following community consultation; the resolution of outstanding issues related to these applications; and the holding of a statutory Public Meeting under the *Planning Act*. The approval target timeline for the Final Report is anticipated to be the third quarter of 2019.

As outlined in this report, City Planning staff have identified concerns with the proposal with respect to: residential building heights, massing, separation distances and location; the number of the townhouses; the location and extent of the public road; the location of the residential and commercial parking spaces; and the lack of on-site public parkland and open space areas as well as other site details. These issues and all additional matters that arise through the development review process will need to be addressed prior to submission of the Final Report to City Council.

Please note that in the absence of these issues being resolved and where staff will not be in a position to recommend approval or refusal of the applications, an Interim Directions Report will be submitted to City Council for decision, prior to the expiration of the statutory review period in the *Planning Act* for these planning applications.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 2650-2672 St. Clair Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the statutory public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

FINANCIAL IMPACT

The Recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of December 16, 17, and 18, 2013, City Council adopted Official Plan Amendment 231 (OPA 231), to implement the results of the Official Plan and Municipal Comprehensive Review of economic policies, designations and mapping for *Employment Areas*, to strengthen and protect the City's finite supply of employment uses. OPA 231 was approved by the Minister of Municipal Affairs and Housing in July 2014, and was subsequently appealed in its entirety to the Ontario Municipal Board, (now known as the Local Planning Appeal Tribunal). Dunpar Homes was granted Party status to the OPA 231 proceedings in relation to the subject lands.

Dunpar Homes engaged in mediation with the City at the OMB, together with other parties, in an attempt to settle Dunpar's site specific issues regarding OPA 231 in relation to the subject lands. Dunpar Homes submitted a Settlement Offer to the City which City Council accepted on December 5, 6, 7, and 8, 2017, with instructions to the City Solicitor to support the settlement at the OMB. City Council's decision and the staff report in this regard can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC35.3>

The settlement consisted of modifying OPA 231 as it applies to the lands in the following respects:

- i. Re-designating the northern portion of the subject lands to *Neighbourhoods*;
- ii. Re-designating the southern portion of the subject lands to *General Employment Areas* at the ground level and to *Core Employment Areas* on the second level (stratified designation); and
- iii. Adding a planned but unbuilt road from St. Clair Avenue West to the public lane to the north.

In addition, the settlement further modified OPA 231 through the addition of Site and Area Specific Policy (SASP) No. 540 for the subject lands. SASP No. 540 includes various conditions that would secure the purpose and intent of OPA 231 to be fulfilled through the eventual review of future development applications for the subject lands. The conditions related to: maximum residential building height; minimum townhouse facing distances; provision of sufficient sunlight; the provision of sidewalks; a 3.44 metre road widening on St. Clair Avenue West; a 1.3 metre public lane widening; publicly accessible open spaces in a consolidated central green space; the timing for the completion of the existing 2-storey building renovation; the location for the *Employment Areas* use parking spaces; and the types of uses for the *Employment Areas* designated building.

On February 13, 2018, the OMB approved the settlement and the proposed modifications to OPA 231 (including the addition of SASP No. 540) were brought into force with respect to the subject lands.

Site and Area Specific Policy No. 307 applies to certain lands on the north and south side of St. Clair Avenue West between Runnymede and Scarlett Roads, which includes the subject lands. SASP 307 permits both retail and service uses on the site.

ISSUE BACKGROUND

Application Description

The applications propose 98 three-bedroom back-to-back townhouse units on 5 blocks (Blocks A to E), to be located adjacent and to the rear of an existing 2-storey building that fronts St. Clair Avenue West. Each townhouse block would be four storeys (12.75 metres) high with an additional pop-up rooftop access to private amenity space. The five blocks are aligned east to west so the units face north and south with Block A at the north end of the site, Blocks B and C in the middle of the site, and Blocks D and E on the north side of the commercial building (see Attachment 6: Site Plan). The separation distances between the blocks range from: 8 to 12 metres from Block A to Blocks B and C; 11 metres from Blocks B and C to Blocks D and E; and 13.2 to 14 metres from Blocks D and E to the 2-storey commercial building.

The total number of townhouse dwellings proposed for each block is: 18 units in Block A; 14 units in Block B; 16 units in Block C; 26 units in Block D; and 24 units in Block E. Each townhouse unit would have a front entrance connecting to a 1.5 metre paved pedestrian walkway that extends the length of the block, wrapping around to the sides, with soft landscaping interspersed throughout the site. Stairwells leading to the underground garage would be provided between each block.

The rear portion of the existing 2-storey building has been demolished and the remaining building is currently undergoing renovation. The building has frontage of 140 metres along St. Clair Avenue West. The building is constructed of red brick with canopies proposed at each of the three entrances. A total of 6,500 m² of space is proposed, comprised of office/business services (1,138 m²), retail (1,267 m²) and restaurant (845 m²) uses on the first level and office uses (3,250 m²) on the second level. The building setbacks are: 10.9 metres on the east; 13.2 to 14 metres on the north to Blocks D and E; 33.1 metres on the west; and 7.5 metres on the south.

Access to the site would be provided by two driveways from St. Clair Avenue West with a 5.5 metre wide one-way inbound access on the east side of the site and a 16.5 metre wide full movement access on the west side of the site. There is an extensive public and private road system proposed through the site connecting to the public lane to the north, encircling the commercial building and providing access to the residential blocks. On the east side of the site adjacent to the property line is a proposed 6.4 metre wide (two-way) private road that would proceed through to the north end of the site terminating at a proposed garbage kiosk at Esposito Crescent. This road is proposed as a fire route as well as providing access to the proposed residential parking on the ground level of each townhouse block. The ground floor of each townhouse block is proposed to consist of a storage area across the front face of each unit with residential

parking behind. There are two vehicular spaces proposed for each unit to be accommodated in a parking stacker.

There are 29 residential visitor parking spaces proposed for the site. Ten spaces would be located on the south side of Blocks D and E with an additional ten spaces to be located in the underground parking area. Nine spaces, including one accessible space, are proposed along the public lane at the northwest corner of the site adjacent to Block A.

A new public road with a right-of-way of 16.5 metres is proposed to the west of the 2-storey building running from St. Clair Avenue West, north to the public lane. There are three vehicular parking spaces proposed in a layby along the east side of the public road. Six angled parking spaces are proposed at the south end of the one-way access driveway abutting the east property line. A 6 metre wide driveway would extend along the north side of the 2-storey commercial building connecting with the public road on the west with layby visitor parking proposed on the north and south side. A surface parking lot is proposed on the west side of the site with frontage on St. Clair Avenue West, having 53 spaces including five accessible spaces for the use of the commercial building. A layby is proposed within the St. Clair Avenue West right-of-way along the frontage of the site to provide additional parking for the commercial building.

A further 101 parking spaces for the commercial building, are proposed to be provided on one level below the proposed townhouses and all within the *Neighbourhoods* designated lands. Access would be provided from the public lane on the north of the site with a ramp located at the west end of Block B. A pedestrian tunnel is proposed from the commercial building under the private road connecting to the underground parking lot. There is no loading space identified on the plans provided.

A 3.44 metre wide road conveyance is required along the St. Clair Avenue West frontage to satisfy the 27 metre wide road right-of-way requirement in the Official Plan. In addition, a 1.35 metre wide lane widening is required along the north property to be added to the existing rear public laneway to create a functional 6 metre wide lane right-of-way.

There are three groups of 8 bicycle parking spaces dedicated for short-term parking for a total of 24 spaces on the east side of the lot, with an additional 8 spaces adjacent to the bicycle wheel ramp leading to the underground parking abutting the west side of Block D. A total of 17 long-term bicycle parking spaces are proposed underground.

Proposed along the west property line are three separate public open spaces areas having a total area of 1,252 m². The property would provide an overall total 6,195 m² of landscaped open space.

A 2.1 metre wide sidewalk is proposed along the majority of the St. Clair Avenue West frontage which ends at the west portion of the site with surface parking extending into this area.

Site and Surrounding Area

The subject lands are located on the north side of St. Clair Avenue West, east of Scarlett Road and west of Jane Street (see Attachment 2: Location Map). The subject lands are an irregularly shaped parcel having a total site area of 19,469 m² (1.94 ha) and a frontage of approximately 191 metres on St. Clair Avenue West. The lands are generally flat with a slight incline of approximately 1.25 metres towards the north property line. The subject lands contain a two storey building that is undergoing renovation on the southern portion of the lands fronting St. Clair Avenue West. The remainder of the subject lands are vacant and used for supporting the renovation of the commercial building. The site formerly contained a surface parking area and large employment building occupied by the Danier Leather head office and retail outlet. The northern (rear) portion of the building has since been demolished.

North: Abutting the subject lands is a residential neighbourhood comprised of 1 to 2-storey single detached dwellings including those on Bernice Crescent which have garages backing onto the public lane to the north of the site. Further north is the Marie Baldwin Park and trail along the hydro corridor.

South: On the south side of St. Clair Avenue West is the Canadian Pacific Railway corridor and supporting rail storage. Adjacent to the east of the rail storage is the outdoor vehicle storage area for the Old Mill GMC dealership located on Jane Street.

East: A 1-storey commercial building (2360 St. Clair Avenue West), with an entrance at the corner of St. Clair Avenue West and Florence Crescent. North on Florence Crescent is a low-rise *Neighbourhoods* area.

West: A 2-storey multi-unit commercial/office building at 2696 St. Clair Avenue West. Further west are predominantly 1-storey retail and industrial buildings at 2700 and 2710 St. Clair Avenue West, and the Scarlett-St. Clair Parkette at the corner.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) and geographically specific Provincial Plans (2017), along with municipal Official Plans, provide a policy framework for planning and development in the Province. These planning applications will be tested for consistency with the PPS and conformity with the Growth Plan.

The applicant is of the opinion that the applications are consistent with the PPS and conform to the applicable Provincial Plans. Staff will be evaluating the applications against the PPS (2014) and the applicable Provincial Plans (2017) noted above through of the City's development review process.

Toronto Official Plan, Official Plan Policies and Planning Studies

The site is designated in the Official Plan's Urban Structure Map 2 and the Land Use Map 14 as *Employment Areas* (see Attachment 3: Official Plan Land Use Map). The site is also subject to OPA 231 which re-designates the southern portion of the subject lands to *General Employment Areas* at the ground level and to *Core Employment Areas* on the second level, a stratified designation, and *Neighbourhoods* on the northern portion of the site.

Site and Area Specific Policy (SASP) No. 540 is in force for the lands through the modification of OPA 231 at the Ontario Municipal Board. SASP No. 540 includes various conditions that would secure the purpose and intent of OPA 231 to be fulfilled through development applications for the subject lands. The conditions relate to: maximum residential building height; minimum townhouse facing distances; provision of sufficient sunlight; the provision of sidewalks; a 3.44 metre road widening on St. Clair Avenue West; a 1.35 metre public lane widening; publicly accessible open spaces in a consolidated central green space; the timing for the completion of the existing 2-storey building renovation; the location for the *Employment Areas* use parking spaces; and the types of uses for the *Employment Areas* designated building.

SASP No. 307 also applies to the lands and permits both retail and restaurant uses.

The applications will be reviewed against the Official Plan policies described above as well as the policies of the Toronto Official Plan as a whole.

Zoning By-laws

The site is excluded from City-wide Zoning By-law No. 569-2013 and defers to the provisions of the former City of York Zoning By-law No. 1-83.

The site is zoned under the former City of York Zoning By-law No. 1-83 as Commercial Employment (CE), which permits a wide range of uses such as: industrial, office, retail, business services, restaurant, motor vehicle sales and rental, recreational, day nursery, public garage and theatre uses (see Attachment 4: Existing Zoning By-law Map). This zoning does not permit residential uses.

The zoning by-law stipulates that when a building is within 10 metres of any lot line abutting a Residential Zone, the maximum height of any building or structure within an Employment Zone shall be 14 metres, or the maximum height limit within the Residential Zone up to a maximum of 20 metres, whichever is greater. The subject site abuts a Residential (R2) zone on the north and east sides with a maximum building height of 11 metres. Therefore, the maximum permitted building height for the subject site is 14 metres.

Design Guidelines

The application will be reviewed by staff against the Urban Design Townhouse and Low-Rise Apartment Guidelines, and the Urban Design Streetscape Manual.

Scarlett Road Bridge

In 2008, the City completed a study to address the safety and traffic operations in the area around the Scarlett Road Bridge. The subject site is in close proximity being just east of the bridge. The study recommended making a series of changes to the bridge and surrounding roads in order to improve the road capacity and reduce congestion. It is anticipated that construction of the bridge improvements will start in 2019.

Site Plan Control

The subject lands are subject to Site Plan Control. A Site Plan Application would be required, but has not yet been submitted.

COMMENTS

Reasons for the Applications

Amendments to City-wide Zoning By-law No. 569-2013 are required to bring the lands into the by-law and to zone the *Neighbourhoods* designated lands on the north of the property as Residential Multiple Dwelling (RM) zone to permit the residential stacked townhouse use and to zone the *Employment* designated lands as Employment Industrial Office (EO) zone to permit the retail, restaurant and office uses, among other performance standards.

Amendments to the former City of York Zoning By-law No. 1-83 are required to rezone the lands from the existing Commercial Employment (CE) zone to Residential 3 (R3) zone for the *Neighbourhoods* designated lands to permit the proposed residential townhouse use, along with other appropriate performance standards. In addition, amendments are required to the zoning of the employment lands to accommodate the development concept and to permit site specific exceptions for the commercial uses.

A Plan of Subdivision is required to create the proposed new public road, known as 'Street A', to be oriented in a north south direction that would connect St. Clair Avenue West to the existing public lane to the north. The surface parking lot on the west side of the site is proposed as Block 2 and the balance of the site is identified as Block 1.

Complete Application Submission

A Notification of Incomplete Application was issued on September 10, 2018 identifying that a Context Plan and Tree Preservation Plan were required for a complete application submission. The outstanding material was submitted on September 20,

2018 and a Notification of Complete Application was subsequently issued on September 25, 2018.

The following reports/studies have been submitted with the applications:

- Transportation Impact Study;
- Planning Justification Report;
- Draft Zoning By-laws;
- Shadow Study;
- Community Services and Facilities Study;
- Toronto Green Standard Checklist;
- Environmental Noise Assessment;
- Environmental Vibration Assessment;
- Site Servicing and Stage 1 Stormwater Management Report;
- Preliminary Geotechnical Investigation Report;
- Hydrogeological Investigation Report;
- Public Consultation Strategy;
- Phase 1 Environmental Site Assessment;
- Phase 2 Environmental Site Assessment; and
- Tree Inventory and Preservation Plan Report.

The current planning information for the applications is available at the Application Information Centre (AIC) <https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Community Consultation

The applicant has submitted a Public Consultation Strategy as part of the complete application submission requirements. The applicant's Public Consultation Strategy includes: demographic profiles for a defined 120 metre radius for the Rockcliffe-Smythe neighbourhood and a further demographic profile for a 300 metre radius which includes the Rockcliffe-Smythe and Baby Point neighbourhoods; a stakeholder scan within the general vicinity and beyond to 1,000 metre radius, for individuals or groups who are likely to have an interest in the development proposal; and an additional stakeholder scan beyond the 1,000 metre radius; consultation radius recommendation; an outline of an effective Public Consultation Strategy such as providing the required Public Notice Property Signs, a public consultation meeting both required and non-mandated with full participation of the applicant and their consulting team, and the applicant and consulting team at Council meetings; the requirement of public meeting notices; the provision of the appropriate communication content through an on-site notice sign, mailed public notices and/or by correspondence between the applicant and stakeholders, or as required by the *Planning Act*; a methodology outline to ensure that commentary is effectively relayed from stakeholders to the proponents; and outline of the role of the applicant through the process.

Community consultation helps to inform City Council in respect of the exercise of its authority to make a decision with regard to the planning applications. This report seeks Community Council's direction on the community consultation process.

ISSUES TO BE RESOLVED

Provincial Policies and Plans Consistency/Conformity

- Evaluating the planning applications against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Official Plan Conformity

- Determining conformity with the Official Plan, including Official Plan Amendment 231 and Site and Area Specific Policy Nos. 307 and 540.

Tree Preservation

- The applications are subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).
- The applicant has submitted a Tree Inventory and Preservation Plan Report and a Tree Inventory and Preservation Plan, both prepared by Kuntz Forestry Consulting Incorporated.
- The applications propose the removal of 3 protected private trees and a total of 21 trees located on the City road allowance. This proposal is being reviewed by City staff.

Community Services and Facilities Study

- Reviewing Official Plan CS&F policies, site specific policies and growth related studies that apply to the application.
- City staff are reviewing the Community Services and Facilities Study that was submitted with the application to determine whether any capital improvements or expansion of facilities opportunities were identified by the applicant and are following up on the Study deficiencies to identify other issues that need to be addressed.

Section 37 Community Benefits

- Reviewing the proposal to determine if the provision of Section 37 community benefits may be required in relation to the development.

Infrastructure/Service Capacity

- Reviewing the applications to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

- Determining if the potential cumulative impacts of all proposed applications in the area of these applications should be further reviewed by staff.
- Reviewing the Servicing Report provided by the applicant with the submission, to evaluate the effects of the proposed change in land use or development on the City's municipal servicing infrastructure and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed change in land use or development.
- Reviewing the Transportation Impact Study submitted by the applicant, to evaluate the effects of the re-development on the transportation system, and to identify any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.
- Evaluating the internal public and private road access, layout, connections, function and parking locations, site access and other provisions.

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.
- Reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Built Form

- Assessing the suitability of the proposed building height, built form, massing, separation distances, orientation, and number of the townhouses against the City's Official Plan policies and the Townhouse and Low-Rise Apartment Guidelines.
- Assessing the appropriateness of no liveable space at grade and the provision of vehicular parking on the ground floor of the townhouse units instead of below grade, and the potential negative impacts due to safety, accessibility and lack of open space animation.
- Reviewing the background studies submitted with the application such the Shadow Study to determine if there are negative impacts on adjacent low-rise surrounding *Neighbourhoods*.
- Assessing transition impacts to adjacent areas, location of proposed outdoor amenity spaces and impacts on the public realm.

Other Matters

- The layout of the site including access, public and private roads, siting of all buildings and structures, lack of on-site public parkland and open space, location

and access to the residential and commercial parking areas, location and accessibility of all walkways and open space areas, reviewing the site plan in relation to Crime Prevention Through Environmental Design (CPTED) principles.

- The provision of accessible exits from the proposed below grade parking.
- The consolidation of publicly accessible open spaces into a centrally located space, and with proposed programming.
- The provision of the required 1,461 m² on-site public parkland dedication, with frontage on a public street(s).
- Compliance with the Development Infrastructure Policy Standards.
- Compliance with the Streetscape Manual for streetscape detail requirements.
- The Plan of Subdivision needs to accurately identify all new proposed blocks.
- The review and determination of a Minor Variance application related to the temporary relocation of vehicular parking for the 2-storey commercial building.
- The provision of adequately sized and located pedestrian walkways having a minimum width of 2.1 metres throughout the site, ensuring good connectivity and access for all users of the site.
- The appropriate consolidation of vehicular and bicycle parking spaces on-site both at grade and underground.
- Reconfiguration of the St. Clair Avenue West 18 boulevard parking spaces into smaller groups of 3 parking areas with interspersed soft landscaping areas.
- Peer review of the noise and vibration studies to ensure there would not be any adverse impacts on-site.
- Determine the appropriate location for all utilities to ensure they are concealed, where possible, to mitigate adverse impacts on the public realm.
- Relocation of the garbage kiosk to ensure it is concealed and not creating adjacency conflicts.
- The provision of internal screened loading area(s) appropriately located for each use on the site.

Additional issues may be identified through the review of the application, agency comments and the community consultation process

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Former City of York Zoning By-law 1-83

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: Draft Plan of Subdivision

Attachment 8: Elevations - Townhouse Block A

Attachment 9: Elevations - Townhouse Block B

Attachment 10: Elevations - Townhouse Block C

Attachment 11: Elevations - Townhouse Block D

Attachment 12: Elevations - Townhouse Block E

Attachment 1: Application Data Sheet

Municipal Address: 2650-2672 St. Clair Avenue West
Date Received: August 13, 2018
Application Number: 18 208472 WET 11 OZ
and 18 208431 WET 11 SB
Application Type: Rezoning and Plan of Subdivision

Project Description: To construct 98, 4-storey back-to-back townhouse units (Blocks A to E), having a total of 225 parking spaces at grade and underground, to the rear of the existing 2-storey commercial building. Proposed would be a new public road connecting St. Clair Avenue West to the public lane to the north. The existing 2-storey commercial building would remain, and proposes a total of 166 parking spaces at grade and underground.

Applicant	Agent	Architect	Owner
Glen Schnarr & Associates Inc. 700-10 Kingsbridge Garden Circle Mississauga ON L5R 3K6	Same as Applicant	Unknown	1386073 Ontario Incorporated

EXISTING PLANNING CONTROLS

Official Plan Designation:	<i>Employment Areas and Neighbourhoods</i>	Site Specific Provisions:	SASP's 307 and 540
Zoning:	CE	Heritage Designation:	No
Height Limit (m):	14	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 19,469 Frontage (m): 191 Depth (m): 92

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):				
Residential GFA (sq m):			14,334	14,334
Non-Residential GFA (sq m):	6,500	6,500		6,500

Total GFA (sq m):	6,500	6,500	14,334	20,834
Height - Storeys:			4	4
Height - Metres:			12.75	

Lot Coverage Ratio (%):	0.23	Floor Space Index:	0.73
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,334	
Retail GFA:	2,113	
Office GFA:	4,387	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			98	98
Other:				
Total Units:			98	98

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					98
Total Units:					98

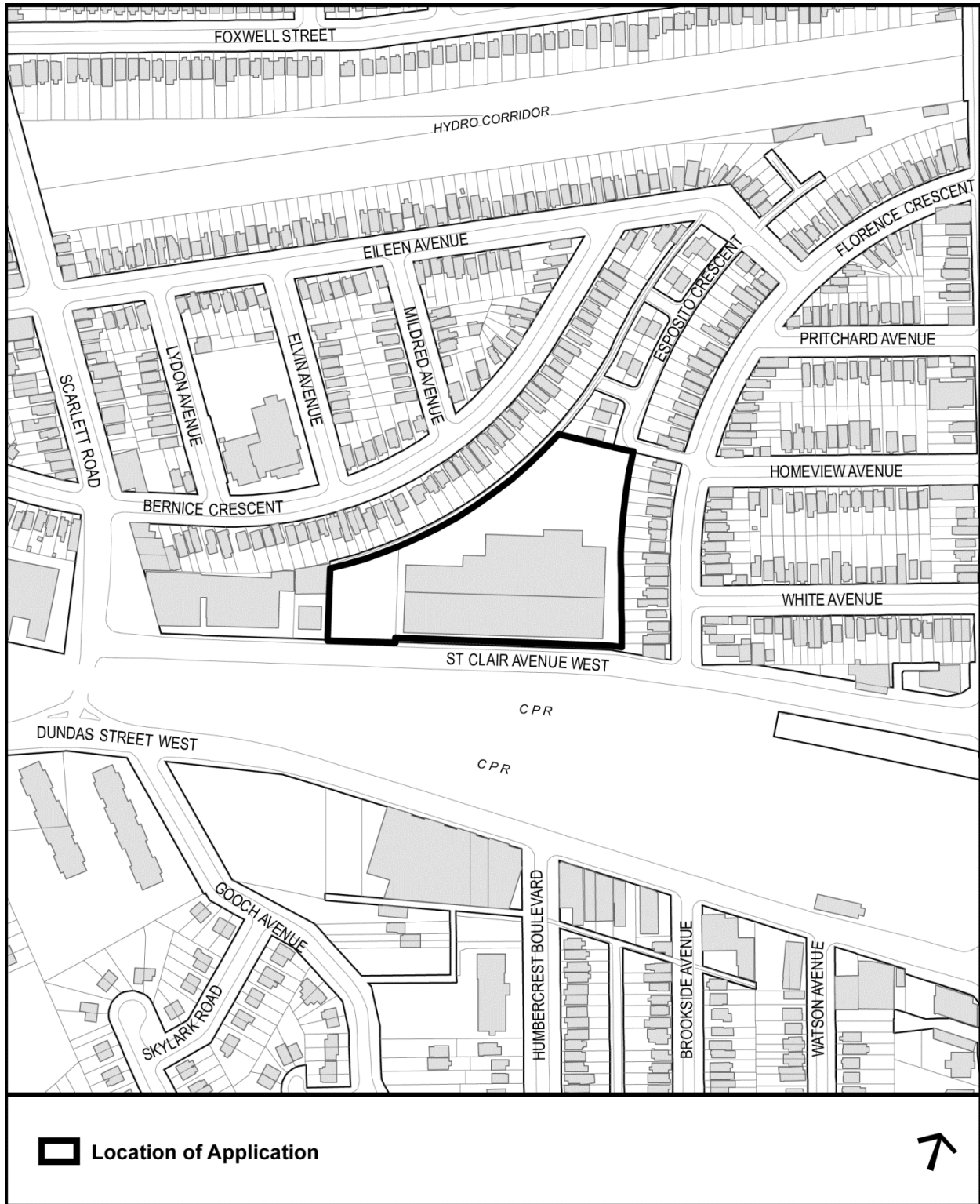
Parking and Loading

Parking Spaces:	391	Bicycle Parking Spaces:	49	Loading Docks:	0
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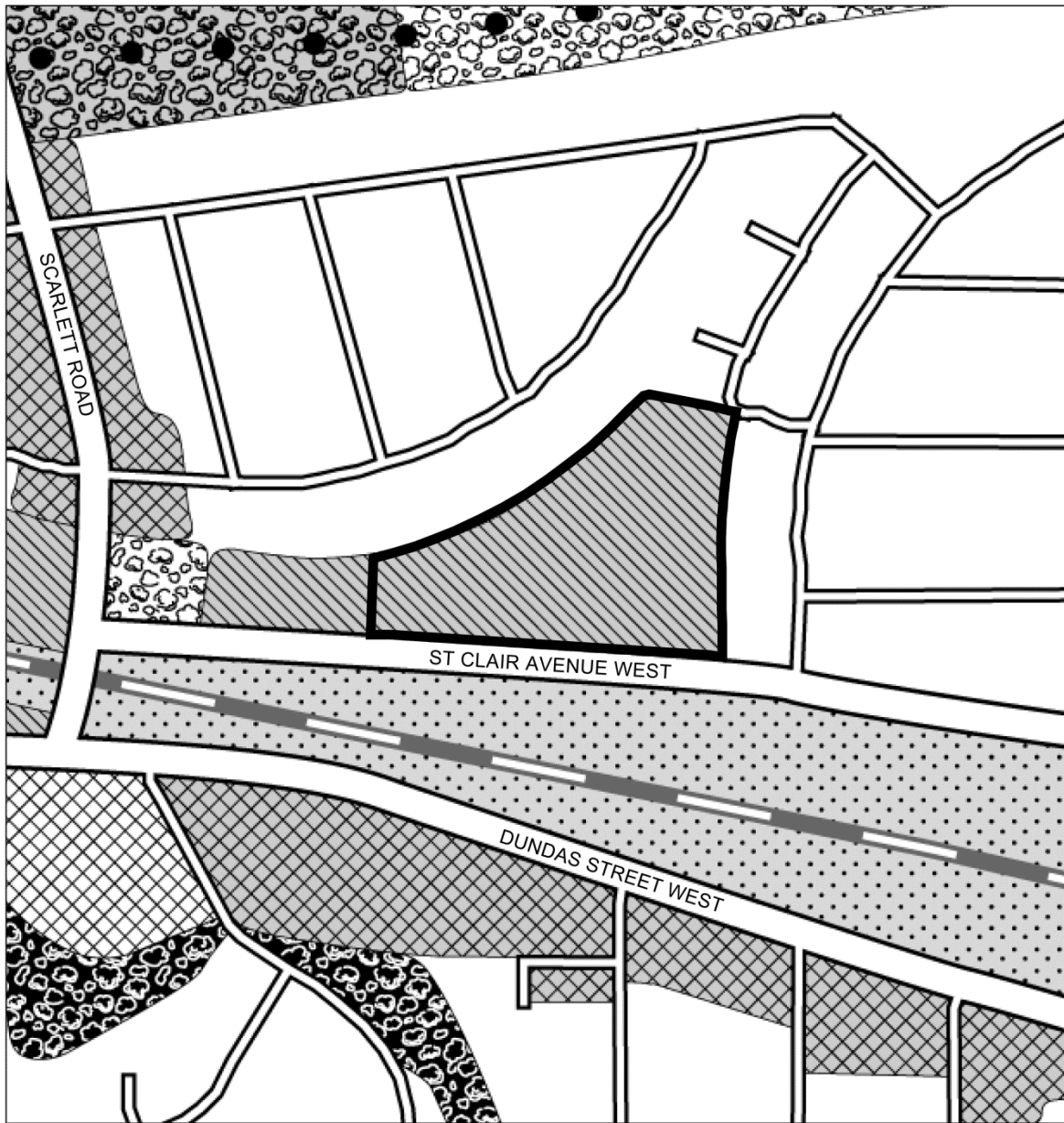
CONTACT:

Diane Silver, Senior Planner, Community Planning
 (416) 395-7150 Diane.Silver@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

2650 St. Clair Avenue West

File # 18 208427 WET 11 OZ
File # 18 208431 WET 11 SB

Location of Application	Natural Areas	Utility Corridors
Neighbourhoods	Parks	Employment Areas
Apartment Neighbourhoods		
Mixed Use Areas		

↑
Not to Scale
11/12/2018

Attachment 4: Existing Zoning By-law Map





Zoning By-law 569-2013

2650 St. Clair Avenue West

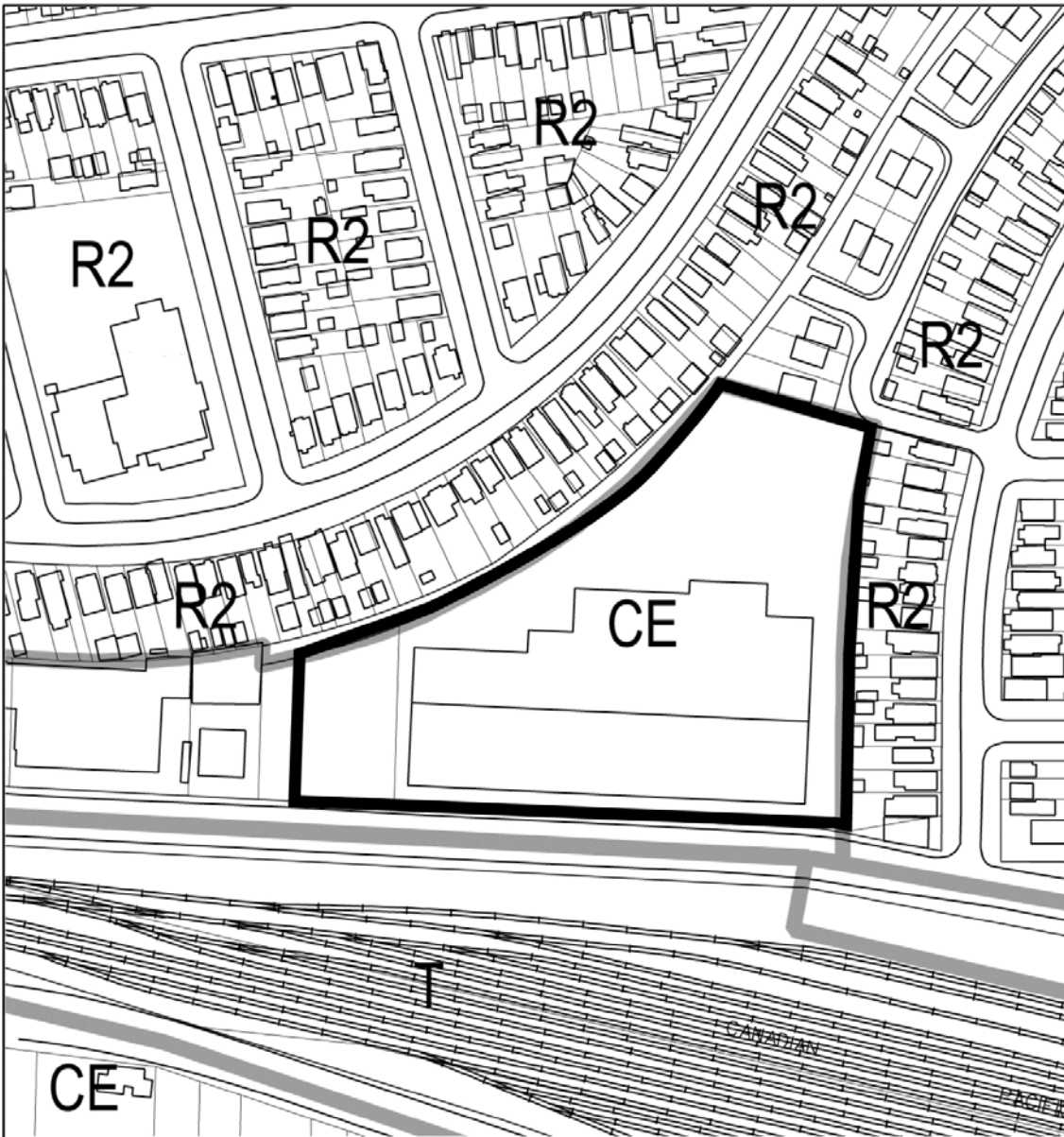
File # 18 208427 WET 11 OZ
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-  Location of Application
- RM** Residential Multiple
- O** Open Space

-  See Former City of York By-Law No. 1-83
- R2** Residential Zone
- CE** Commercial Employment Zone
- T** Transportation & Utilities Zone


Not to Scale
Extracted: 11/12/2018

Attachment 5: Former City of York Zoning By-law 1-83



Former York Zoning By-law 1-83

2650 St. Clair Avenue West

File # 18 208427 WET 11 OZ

File # 18 208431 WET 11 SB



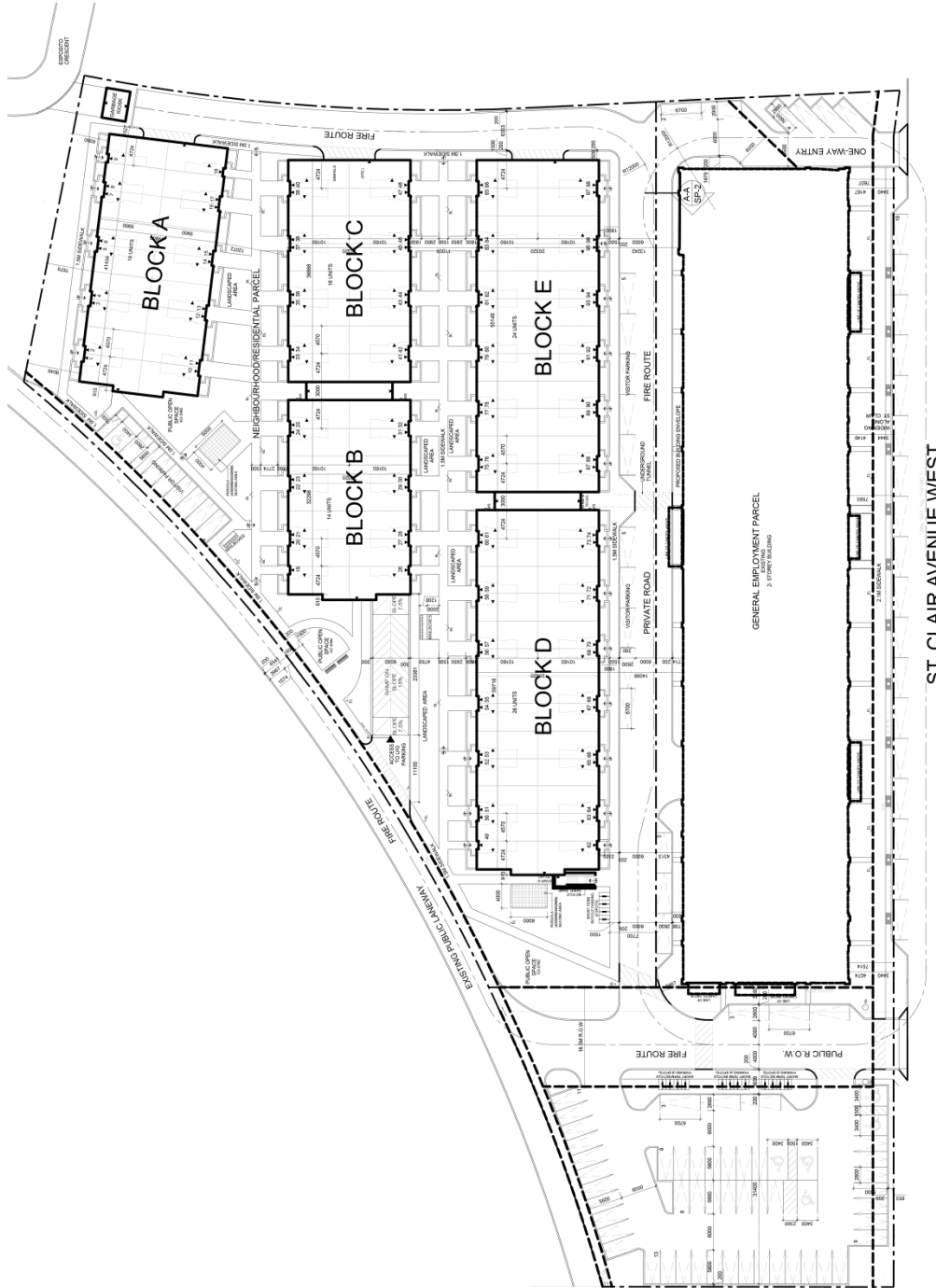
Location of Application

- R2 Residential Zone
- CE Commercial Employment Zone
- T Transportation & Utilities Zone



Not to Scale
Extracted: 11/12/2018

Attachment 6: Site Plan



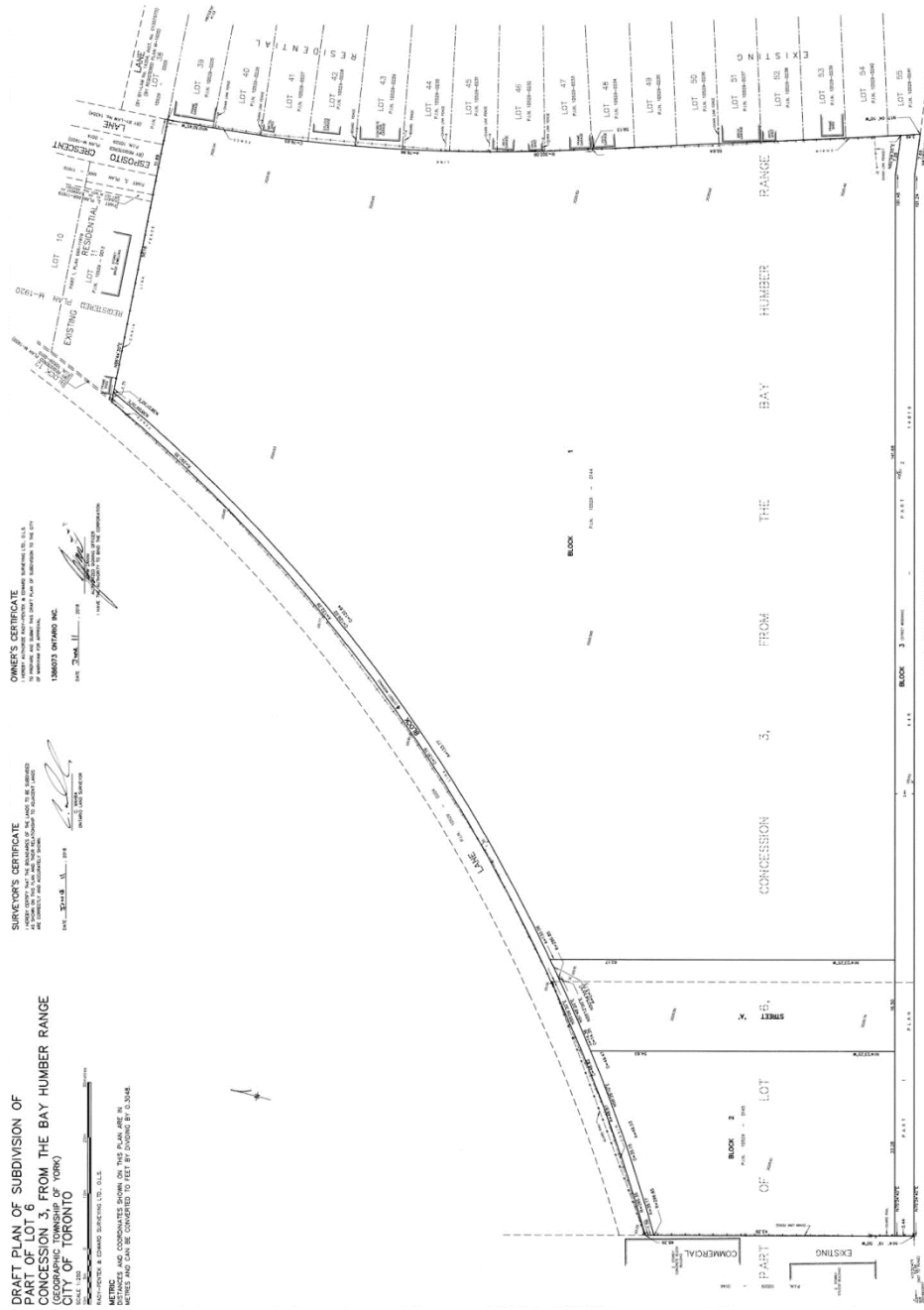
Site Plan
2650 St. Clair Avenue West

Applicant's Submitted Drawing

Not to Scale
 11/12/2018

File # 18 208427 WET 11 0Z
 File # 18 208431 WET 11 SB

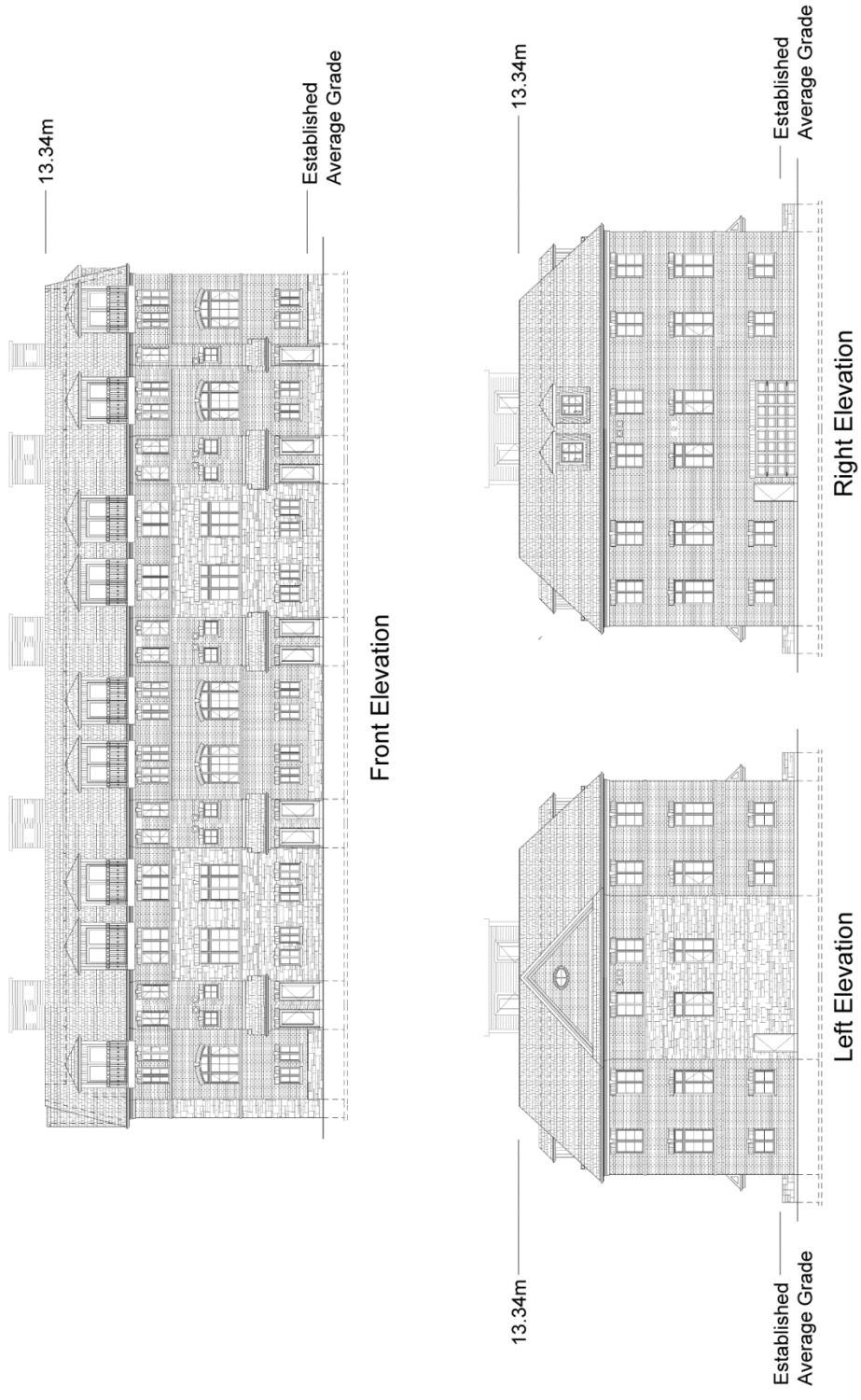
Attachment 7: Draft Plan of Subdivision



2650 St. Clair Avenue West
 File # 18 208427 WET 11 0Z
 File # 18 208431 WET 11 SB

Draft Plan of Subdivision
 Applicant's Submitted Drawing
 Not to Scale
 11/12/2018

Attachment 8: Elevations - Townhouse Block A



Block A Elevations
 Applicant's Submitted Drawing
 Not to Scale
 11/12/2018

2650 St. Clair Avenue West

File # 18 208427 WET 11 0Z
 File # 18 208431 WET 11 SB

Attachment 9: Elevations - Townhouse Block B



Block B Elevations
 Applicant's Submitted Drawing
 Not to Scale
 11/12/2018

2650 St. Clair Avenue West
 File # 18 208427 WET 11 0Z
 File # 18 208431 WET 11 SB

Attachment 10: Elevations - Townhouse Block C



Block C Elevations
 Applicant's Submitted Drawing
 Not to Scale
 11/12/2018

2650 St. Clair Avenue West
 File # 18 208427 WET 11 0Z
 File # 18 208431 WET 11 SB

Attachment 11: Elevations - Townhouse Block D



2650 St. Clair Avenue West

Block D Elevations

Applicant's Submitted Drawing

Not to Scale
11/12/2018

File # 18 208427 WET 11 0Z

File # 18 208431 WET 11 SB

Attachment 12: Elevations - Townhouse Block E



2650 St. Clair Avenue West

Block E Elevations
 Applicant's Submitted Drawing

File # 18 208427 WET 11 0Z
 File # 18 208431 WET 11 SB

Not to Scale
 11/12/2018