

299 Glenlake Avenue – Zoning By-law Amendment Application – Preliminary Report

Date: February 21, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 4

Planning Application Number: 18 172305 WET 13 OZ

Notice of Complete Application Issued: January 31, 2019

Current Use(s) on Site: A 30-storey residential apartment building with a surface parking lot and open space.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application submitted for 299 Glenlake Avenue. This application proposes an 11-storey, 123 unit infill apartment building on this site. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 299 Glenlake Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

High Park Apartment Neighbourhood Area Character Study

The City undertook the High Park Apartment Neighbourhood Area Character Study in 2017-2018. The findings from this study were the basis for the City Council adopted Site and Area Specific Policy (SASP) 551 through OPA 419. This application is within the area covered by SASP 551. The staff report related to the City Council approval of OPA 419/SASP 551 is found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY31.4>

OPA 419/SASP 551 has been appealed to the Local Planning Appeal Tribunal (LPAT). This applicant is one of the appellants to OPA 419/SASP 551.

ISSUE BACKGROUND

Application Description

This application proposes an infill apartment building at 299 Glenlake Avenue which currently contains a 30-storey residential rental apartment building having 233 units. Although in separate ownerships, 299 Glenlake Avenue is within a block of tall buildings with generous separation distances and open spaces characteristic of 'tower in the park' developments. This application proposes to amend the Zoning By-law for 299 Glenlake Avenue to permit an 11-storey infill apartment building (37.3 m in height, including mechanical penthouse) with 123 residential rental units situated to the north of the existing tower and fronting Glenlake Avenue (see Attachment 3: Site Plan). The proposed building would have 9,534 m² of gross floor area and a Floor Space Index of 1.64 times the area of the lot. The proposed development combined with the existing building would have a gross floor area of 31,808 m² and a Floor Space Index of 5.48 times the area of the lot.

There are currently 242 residential and visitor parking spaces serving the existing building at 299 Glenlake. The applicant's proposal would eliminate all but 3 outdoor parking spaces, and Avenue alterations to the underground parking would eliminate 22 spaces. This would result in a total parking supply of 199 spaces to serve both buildings. The application proposes to supply 7 accessible parking spaces and 6 care share spaces. There would also be 124 bicycle parking spaces for the proposed building.

The underground parking garage would continue to be accessed from Glenlake Avenue, and loading would continue to be accessed from Pacific Avenue, both shared with the existing apartment building. The proposal includes an indoor amenity space to be located at the back of the proposed building and an outdoor amenity space to be shared between both buildings.

See Attachment 1 of this report for three dimensional representations of the project in context.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement, 2014 (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe, 2017 (the "Growth Plan") and, where applicable, the Greenbelt Plan, 2017. The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses, and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject site is designated *Apartment Neighbourhoods* on Map 17 of the Official Plan (see Attachment 4: Extract of Official Plan Map 17).

The application is within the area covered by Site and Area Specific Policy 551, adopted by City Council in 2018, but currently under appeal at the LPAT.

Zoning By-laws

The site is zoned Residential R2 Z0.6 under former City of Toronto Zoning By-law No. 438-86 and R (d.06) and R (d.06) (737) under City-wide Zoning By-law No. 569-2013 (see Attachment 5: Existing Zoning By-law Map). Exception 737 provides site specific provisions for the existing buildings on this block and, in particular, permits only the existing 30-storey rental apartment building on the site. The proposed infill development is not permitted under the current zoning. The City's Zoning By-law No. 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Growing Up: Planning for Children in New Vertical Communities
- High Park Apartment Neighbourhood Urban Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

Amendments to Zoning By-law Nos. 438-86 and 569-2013, as amended, are required to permit the proposed changes to density, coverage and amenity space, and to revise other development standards that may be identified through the review process to reflect the development proposal.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Section 2 of the *Planning Act* requires municipalities to have regard for matters of provincial interest, including: the protection of ecological systems, including natural areas, features and functions; conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides for public spaces that area of high quality, safe and accessible, attractive and vibrant.

The application will be evaluated against the PPS and the Growth Plan to establish the application's consistency with the PPS and conformity to the Growth Plan, including but not limited to whether: the proposal makes efficient use of land and resources, infrastructure and public facilities; the proposal is directed at an appropriate location; appropriate development standards are promoted which facilitate compact form; the proposal represents an appropriate type and scale of development and transition of built form to adjacent areas; and the proposal includes a range of housing to accommodate the needs of all household sizes.

Official Plan Conformity

The application will be evaluated for its conformity with the Official Plan, and Site and Area Specific Policy 551, including but not limited to conformity with Chapter 2, Healthy Neighbourhoods, Chapter 3, Built Form policies and Chapter 4, *Apartment Neighbourhoods* policies such as infill development criteria.

Built Form, Planned and Built Context

Staff will be assessing whether the proposed height, massing and setbacks are suitable based on the City's Official Plan policies, including SASP 551 and the City's High Park Apartment Neighbourhood Area Urban Design Guidelines. Staff will also be evaluating:

- Whether the proposed building, massing and design is contextually appropriate;
- Whether it fits with the planned or built context including transition impacts to adjacent areas;
- Whether the location of proposed indoor and outdoor amenity space, landscape, streetscape and pedestrian amenities is appropriate;
- Whether the location and organization of the building relative to streets and open space is appropriate;
- Whether there are impacts on the public realm including connecting and expanding the public realm; and
- Reviewing studies submitted with the application such as the Sun/Shadow Study and the Pedestrian Level Wind Study.

In addition, staff will be reviewing the application against the Growing Up Guidelines which provide direction on how development can better function for larger households.

Natural Heritage Protection

The subject lands are near High Park which is a Natural Heritage Area, Environmentally Significant Area and Area of Natural and Scientific Interest as identified on Map 9 of the Official Plan. Staff will review the Natural Heritage Impact Study submitted, evaluating whether the application would have a negative impact or require mitigation on the nearby natural heritage system, and whether the policy items required to be examined by SASP 551 have been addressed.

Tree Preservation

The application is 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). Staff will be reviewing the Arborist Report and Tree Inventory & Preservation Plan submitted and evaluating whether there are street and/or private trees that require protection.

Housing

A Housing Issues Report has been submitted as they are required for all Zoning By-law Amendment applications that seek to intensify existing rental sites. Staff will review and evaluate this report with respect to the mix of rental dwelling units including affordable

and mid-range rents, and improvements to the existing rental housing site. Staff will also examine the extent of the improvements to the existing rental building that would result from the addition of the proposed building.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports a City that is healthy, safe, liveable and accessible. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Staff will evaluate the impact of the proposed development on community services and facilities, including assessment of existing capacity to support proposed future population. Staff will be reviewing the CS&F Study that was submitted with the application to determine whether any capital improvements or expansion of facilities opportunities were identified by the applicant or by staff and also following up on any Study deficiencies to identify other issues that need to be addressed.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

Staff will be reviewing the Servicing Report submitted with the application to evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed development.

Staff will also be reviewing and evaluating the Transportation Impact Study submitted to evaluate the effects of the proposed development on the transportation system, and recommendations for transportation improvements that would be necessary to accommodate the travel demands and impacts generated by the proposal. The sufficiency of the proposed vehicular and bicycle parking is also being examined.

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. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

Elisabeth Silva Stewart, Community Planner,
Tel. No.416-394-6006, Fax No.416-394-6063,
E-mail: Elisabeth.SilvaStewart@toronto.ca

SIGNATURE

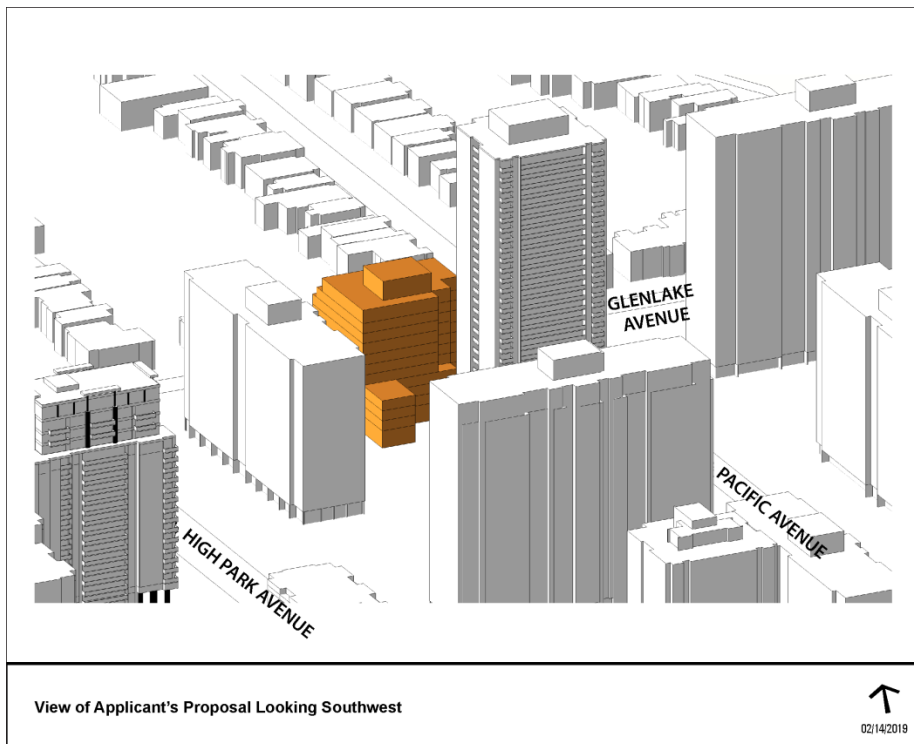
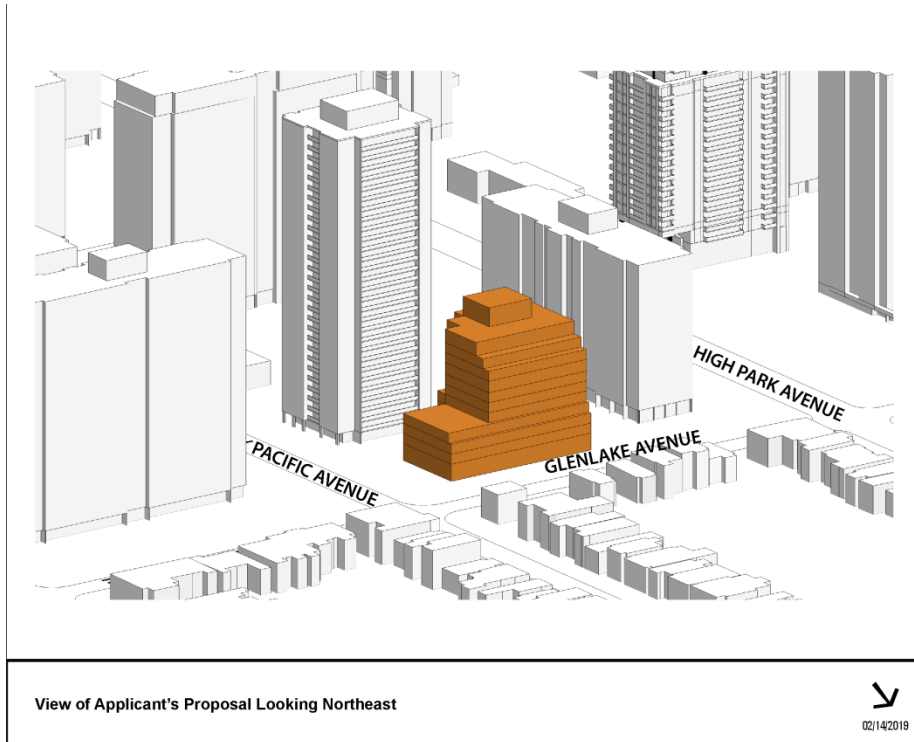
Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

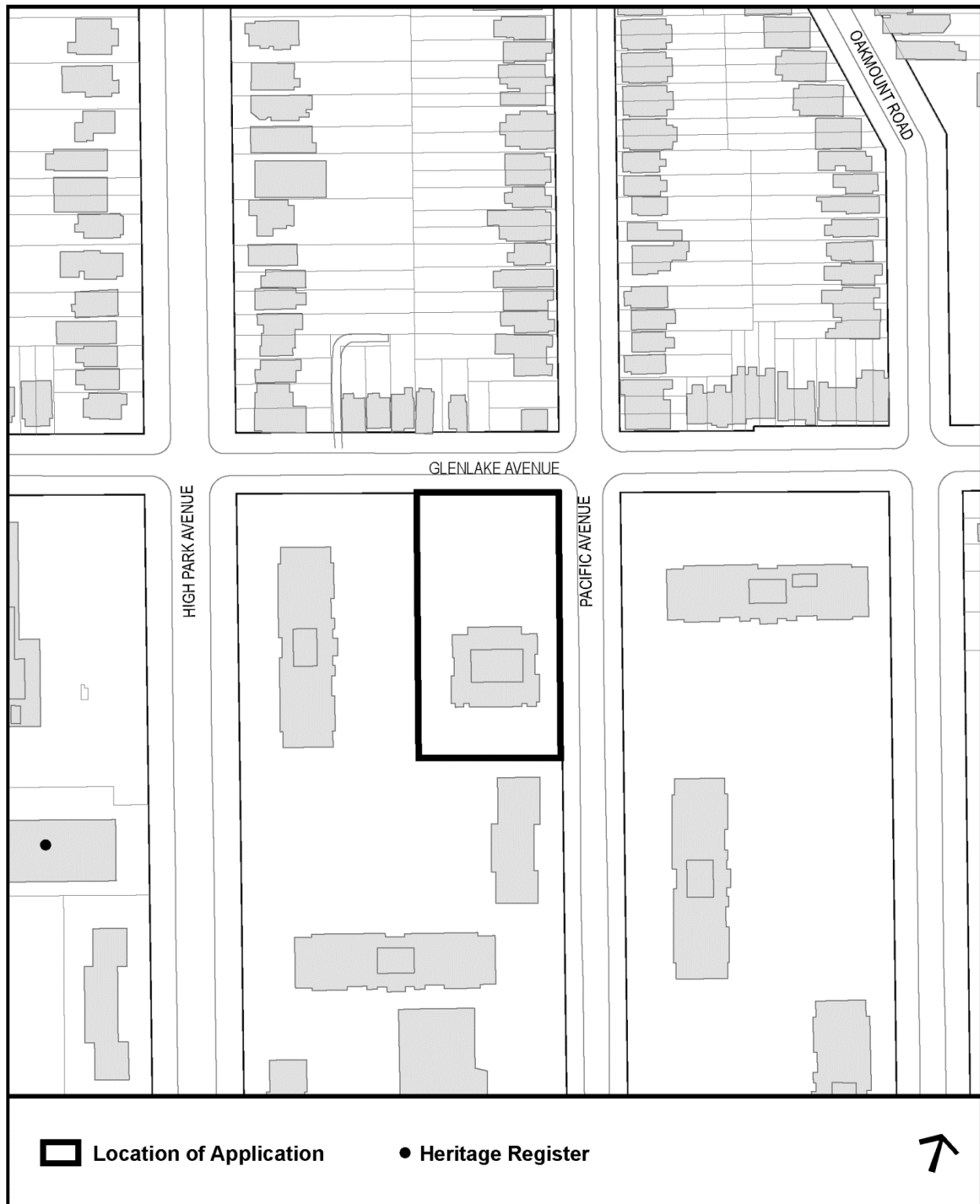
City of Toronto Drawings

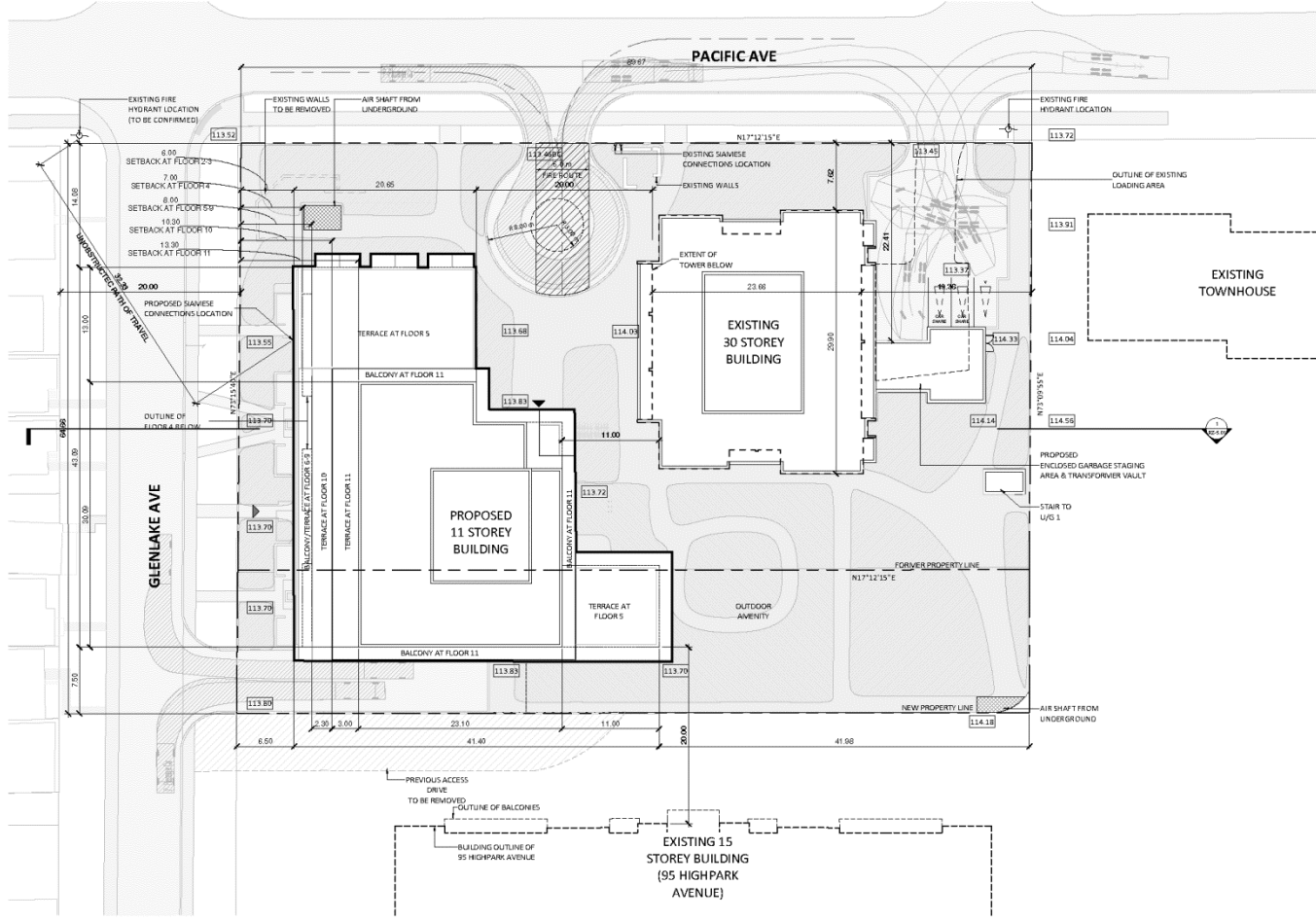
Attachment 1: 3D Models of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Extract of Official Plan Map 17
Attachment 5: Existing Zoning By-law Map

Attachment 1: 3D Models of Proposal in Context



Attachment 2: Location Map





Site Plan

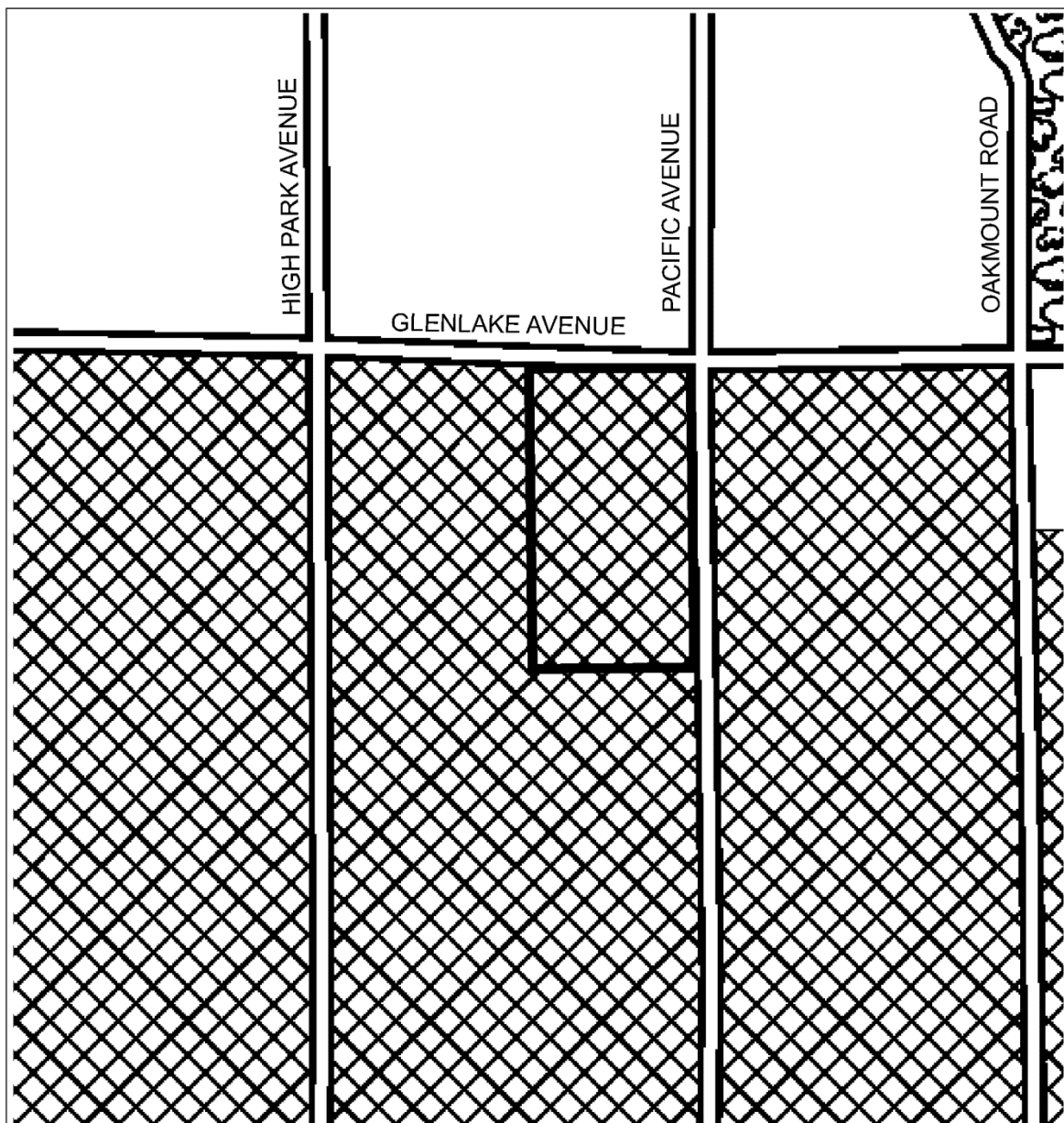
Applicant's Submitted Drawing

Not to Scale
02/14/2019

299 Glenlake Avenue

File # 18 172305 WET 13 0Z






Attachment 4: Extract of Official Plan Map 17



Official Plan Land Use Map #17

299 Glenlake Avenue

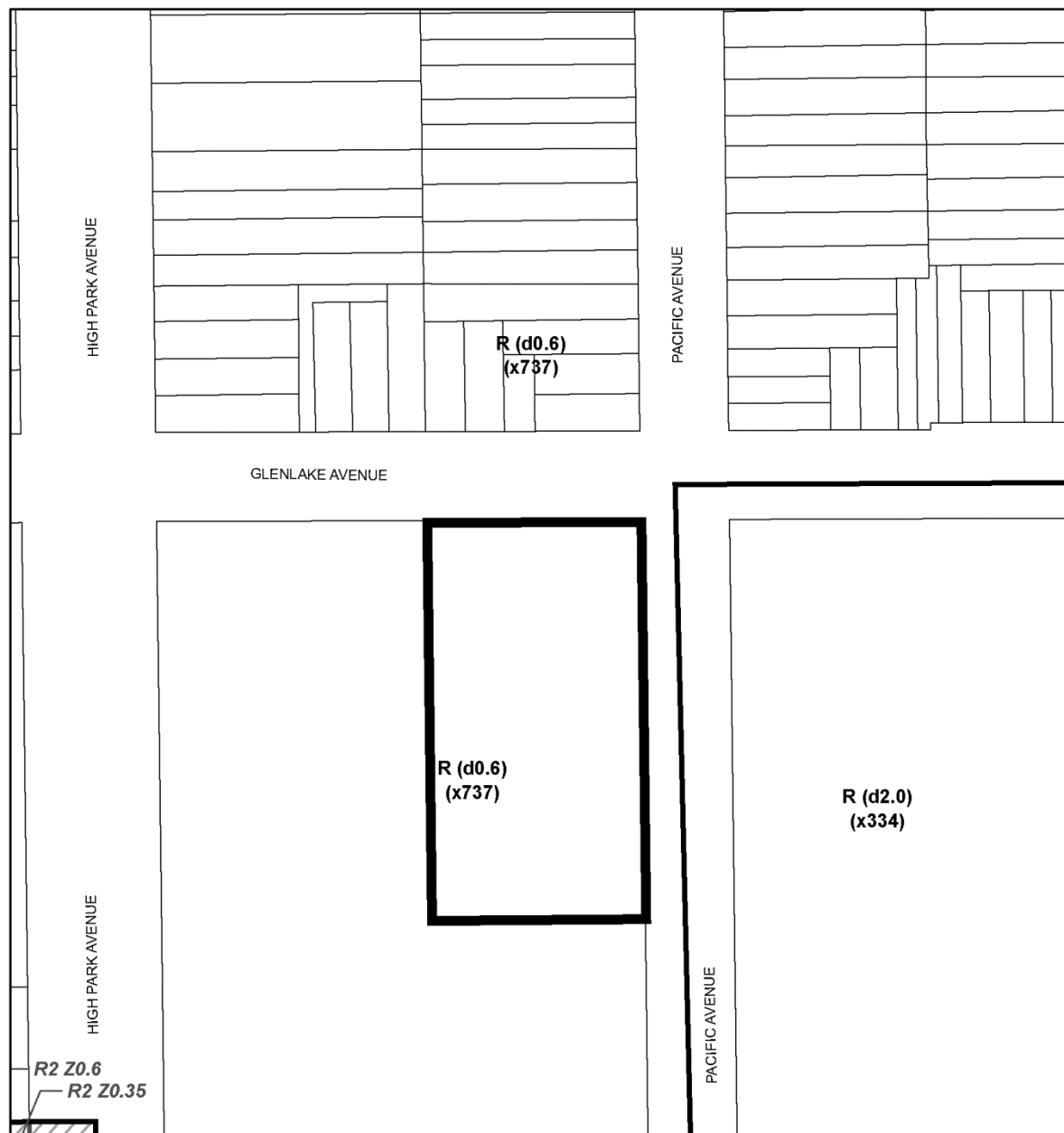
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	Location of Application		Parks & Open Space Areas
	Neighbourhoods		Parks
	Apartment Neighbourhoods		



Not to Scale
10/31/2018

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

299 Glenlake Avenue

File # 18 172305 WET 13 OZ



Location of Application

R Residential



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

R2 Residential District



Not to Scale
Extracted: 10/31/2018