

## **202-208 St Clair Avenue West and 2-6 Forest Hill Road – Zoning Amendment Application – Preliminary Report**

Date: April 29, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

**Planning Application Number:** 19 113008 STE 12 OZ

**Date of Complete Application Submission:** February 26, 2019

**Current Uses on Site:** Along the St Clair Avenue West frontage are four 2- and 2 1/2-storey buildings with for non-residential uses including medical and professional offices. Along the Forest Hill Road frontage are two 2-storey residential buildings.

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 202-208 St Clair Avenue West and 2-6 Forest Hill Road. 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**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 202-208 St Clair Avenue West and 2-6 Forest Hill Road 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**

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The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

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### **Application Description**

This application proposes a 9-storey residential building with a total of 85 units comprising of 20 one-bedroom units (24%), 55 two-bedroom units (65%) and 10 three-bedroom units (12%).

The proposal has a total gross floor area (GFA) of 13,554 square metres. The floor space index (FSI) of the proposed development is 4.58 times the area of the lot. The proposal also includes two levels of underground parking. A total of 126 vehicular parking spaces are proposed (118 residents and 8 visitors). A total of 86 bicycle parking spaces are proposed (77 residents and 9 visitors). Proposed is total of 222 square metres of indoor amenity space and no outdoor amenity space.

Detailed project information is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context.

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

Land use planning in the Province of Ontario is a policy led system. Any decision of 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) 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 of Ontario. 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 site is located on lands shown as *Apartment Neighbourhoods* on Map 17 of the Official Plan, as depicted in Attachment 4 of this report.

The site is also subject to Site and Area Specific Policy (SASP) 221.

### **Zoning By-laws**

The site is zoned R4 Z2.0 under Zoning By-law 438-86 and R (d2.0) (x685) under Zoning By-law 569-2013, which permits a maximum density of 2.0 times the area of the lot and a maximum height of 14 metres. This residential zone generally allows a wide range of residential uses including apartment buildings.

The City's Zoning By-law 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 guidelines will be used in the evaluation of this application:

- Avenues and Mid-Rise Buildings Study and Mid-Rise Performance Standards Addendum
- Growing Up: Planning for Children in New Vertical Communities

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

## **COMMENTS**

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### **Reasons for the Application**

The Zoning Amendment application proposes to amend Zoning By-laws 438-86 and 569-2013 to permit the proposed height (30.0 metres + 5 metres mechanical penthouse) and density (4.58 FSI) and to address non-compliance with certain standards of the Zoning By-laws, including, but not limited to building setbacks and amenity space.

### **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**

Staff will continue to evaluate this planning application for consistency with the PPS (2014) and conformity with the Growth Plan (2017).

- Given the explicit link between Provincial Policy and the Official Plan, conformity with the PPS and the Growth Plan will be largely determined by conformity with the Official Plan.

## **Official Plan Conformity**

Staff will continue to evaluate this planning application against the Official Plan to determine the application's conformity to the Official Plan including SASP 221.

## **Built Form, Planned and Built Context**

Staff will evaluate and assess:

- suitability of the proposed height, massing and other built form issues based on Section 2 d), e), h), i), j), k), p), q), and r) of the Planning Act; the PPS (2014) and Growth Plan (2017); the City's Official Plan policies, SASP 221 and the Avenues and Mid-rise Building Study Performance Standards and Addendum;
- transition to the adjacent Neighbourhoods designated area;
- setback and setbacks to the adjacent building to the west;
- appropriateness of the public realm and streetscaping;
- shadow impact on adjacent neighbourhoods; and,
- design of the ground floor level units facing the street to potentially have live/work or non-residential uses.

## **Amenity Area**

The built form policies of the Official Plan require that every significant multi-unit residential development provide indoor and outdoor recreation space for building residents. City-wide Zoning By-law 569-2013 requires an overall minimum of 4 square metres of amenity space per residential unit. The application proposes 222 square metres of indoor amenity area and no outdoor amenity area for a total of 2.61 square metres of amenity space per unit.

- Staff will continue to assess the applicant's request for a reduction in the total amount of amenity area, in particular, the lack of outdoor amenity space, as required by the Zoning By-law.

## **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).

The applicant has submitted a Tree Inventory and Preservation Plan which are currently under review by City staff.

Staff will continue to assess:

- The appropriateness of the applicant's tree replacement plan which proposes the removal of 23 trees out of 27 trees found within 6 metres of the site.
- The removal of eight trees on the subject property and two trees on neighbouring properties protected by the City of Toronto Tree Bylaw is proposed to accommodate the development. A total of 25 replacement plantings is required; however, due to space limitations, the applicant proposes replacement trees be provided by cash-in-lieu.
- The removal of 5 trees on the City road right-of-way is proposed to accommodate the proposed site plan. A total of 5 replacement plantings of appropriate tree type is required on the City road right-of-way.

### **Heritage Impact & Conservation**

Currently, none of the properties on the subject site are on the City's Heritage Register or designated under the Ontario Heritage Act as they have not been screened for cultural heritage potential.

Heritage Preservation Services (HPS) staff have undertaken a preliminary review of the property and determined that the properties at 202, 206 and 208 St. Clair Avenue West are of potential heritage value.

- Heritage Preservation Services staff will continue to assess the above properties and the proposed development to determine whether conservation is necessary.

### **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.

The timely provision of CS&F 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 CS&F supports healthy, safe, liveable, and accessible communities. Providing for a full range of CS&F in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

- A CS&F Study was submitted with the application and is currently under review. Staff will assess the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

## **Infrastructure/Servicing Capacity**

The applicant has submitted the following studies and reports which are being reviewed by Engineering and Construction Services staff: a Functional Servicing and Stormwater Management Report; Geohydrology Assessment Report; Geotechnical Report and Urban Transportation Considerations Report.

- Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- Staff will continue to assess the application to evaluate the effects of the development on the City's infrastructure, including the transportation system, and determine if improvements to the existing infrastructure are required.

## **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.

- The applicant has submitted the required Toronto Green Standard Version 3 Checklist for Mid to High Rise Residential Development and all New Non-Residential Development.
- Staff will continue to assess the TGS Checklist for compliance with Tier 1 requirements.

## **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

- The proposal at its current height and density is subject to Section 37 contributions under the Planning Act, should it proceed to approval in some form.
- Section 37 benefits have not yet been discussed. Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the proposal proceed to approval in some form.

## **Other Matters**

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

## **CONTACT**

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Jason Tsang, Planner, Tel. No.: 416-392-4237, E-mail: Jason.Tsang@toronto.ca

## **SIGNATURE**

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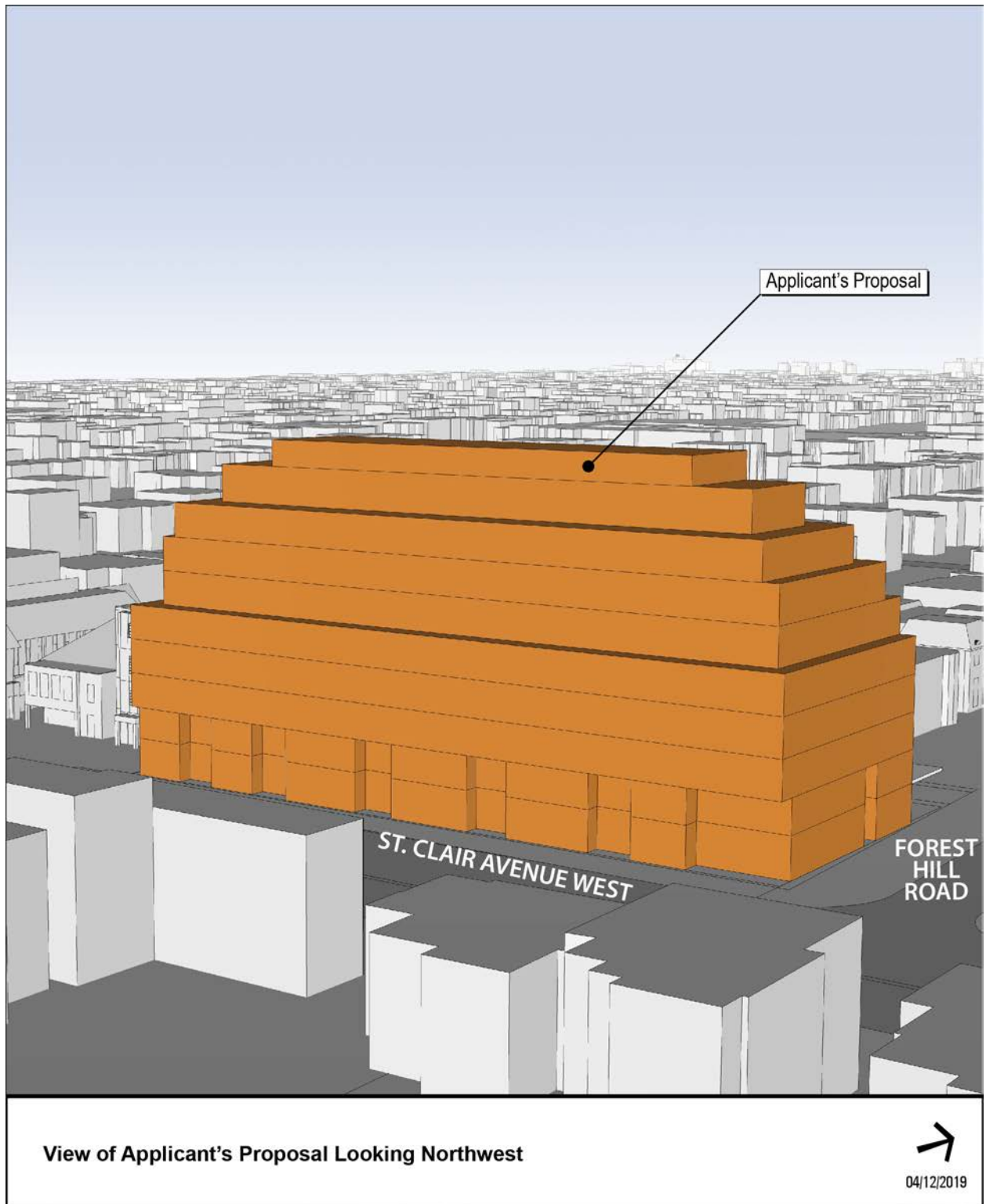
Lynda H. Macdonald, MCIP, RPP, OALA  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

### **City of Toronto Drawings**

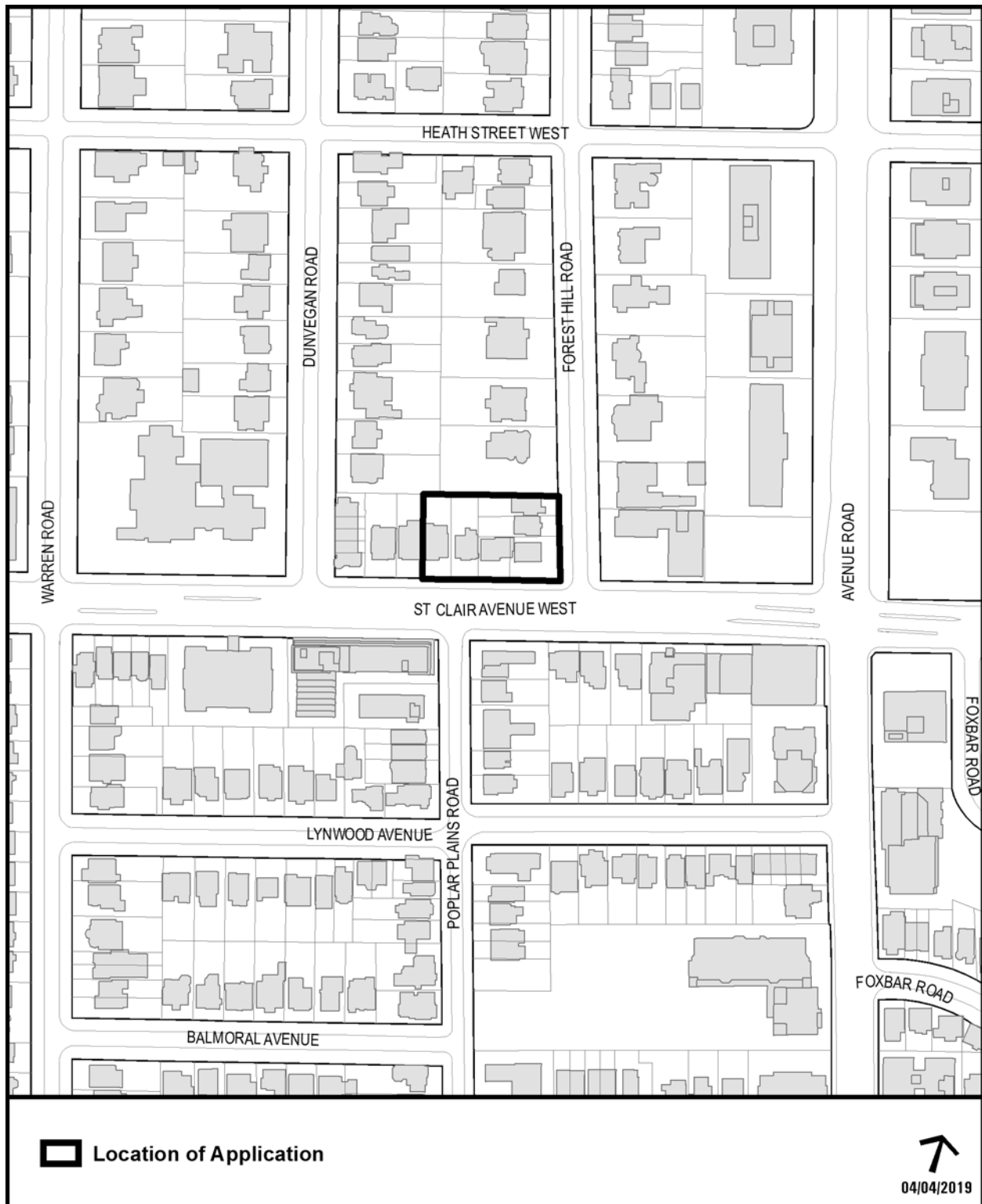
- Attachment 1: 3D Model of Proposal in Context
- Attachment 2: Location Map
- Attachment 3: Site Plan
- Attachment 4: Official Plan Map
- Attachment 5: Application Data Sheet

## Attachment 1: 3D Model of Proposal in Context

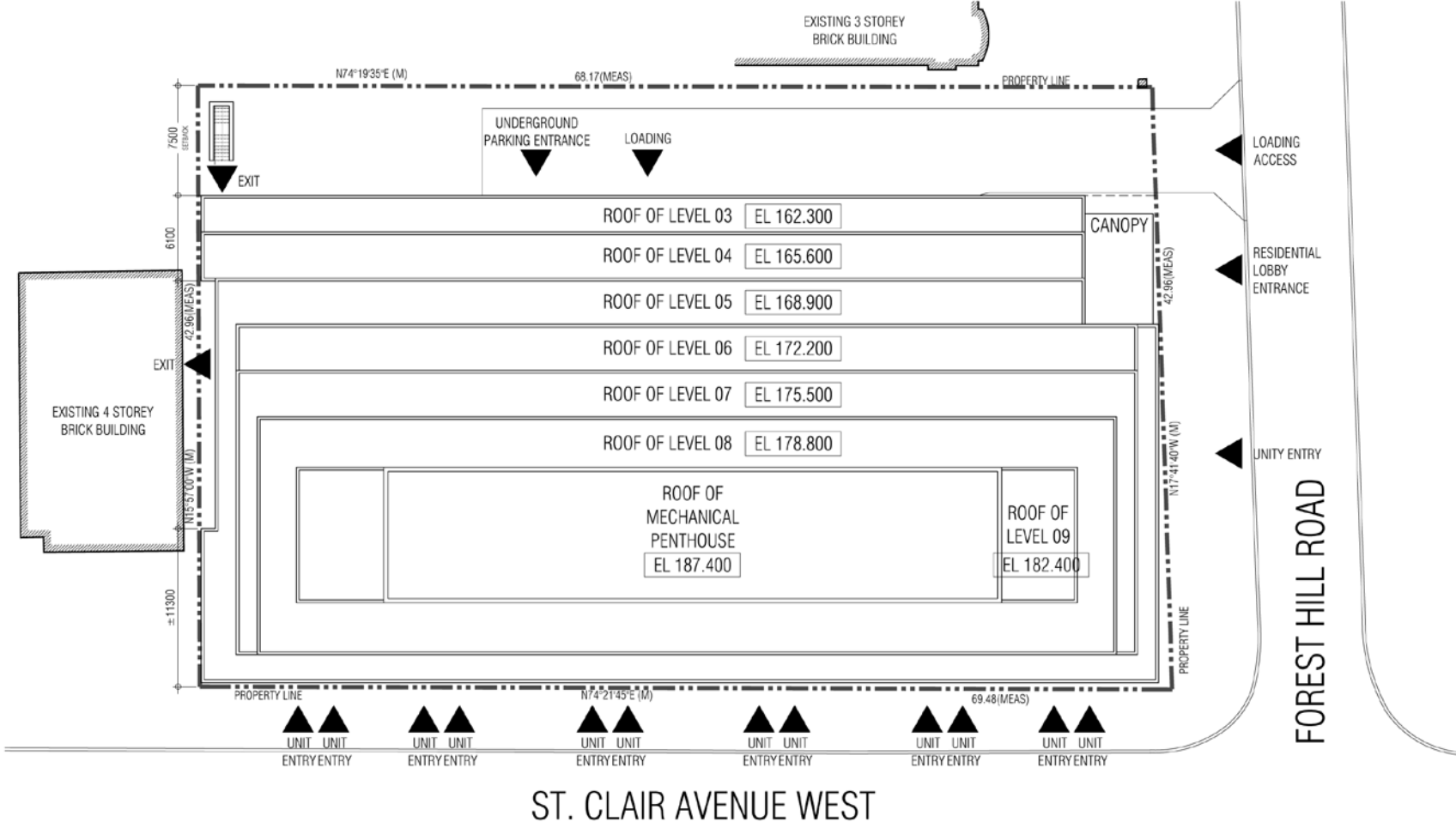




## Attachment 2: Location Map



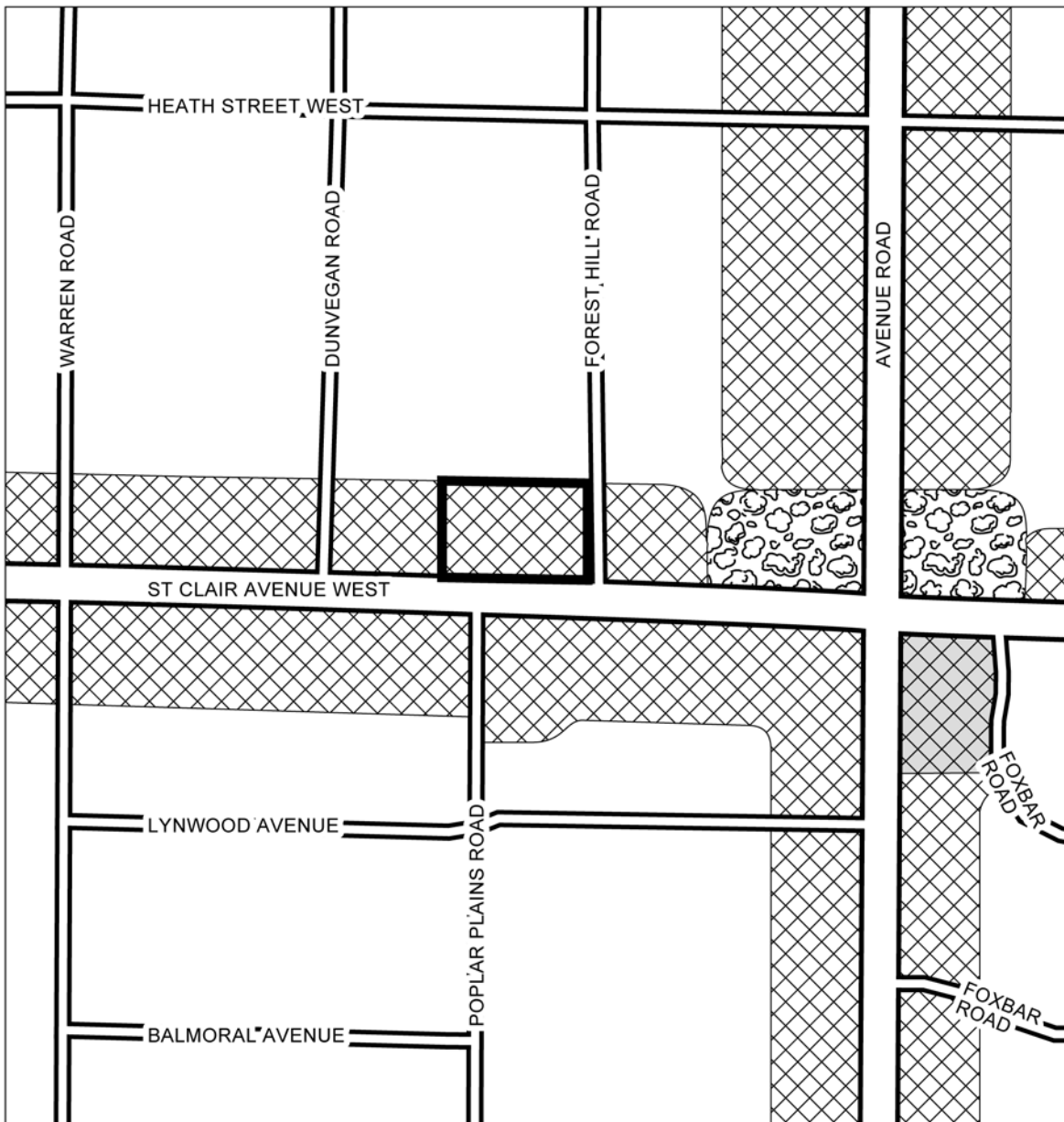
Attachment 3: Site Plan



Site Plan



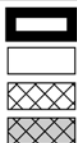
## Attachment 4: Official Plan Map



Official Plan Land Use Map #17

202-2089 St. Clair Avenue West  
and 2 & 6 Forest Hill Road

File # 19 113008 STE 12 02



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas

Parks & Open Space Areas



Parks



Not to Scale  
04/12/2019

## Attachment 5: Application Data Sheet

Municipal Address: 202-208 St Clair Ave      Date Received: February 7, 2019  
Wand 2-6 Forest Hill Rd

Application Number: 19 113008 STE 12 OZ

Applicant	Agent	Architect	Owner
Mathhew Kruger	Mathhew Kruger	Graziani + Corazza Architects	Two Forest Hill Developments Limited

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	221
Zoning:	R4 Z2.0	Heritage Designation:	N/A
Height Limit (m):	14	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m):	2,957	Frontage (m):	69	Depth (m):	43
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,051		1,434	1,434
Residential GFA (sq m):	432		13,554	13,554
Non-Residential GFA (sq m):	1,051			
Total GFA (sq m):	1,484		13,554	13,554
Height - Storeys:	3		9	9
Height - Metres:			30	30

Lot Coverage Ratio (%):	48.49	Floor Space Index:	4.58
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	13,554	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	3			
Freehold:				
Condominium:			85	85
Other:				
Total Units:	3		85	85

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			20	55	10
Total Units:			20	55	10

#### Parking and Loading

Parking Spaces:	126	Bicycle Parking Spaces:	86	Loading Docks:	1
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#### CONTACT:

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