

880-882 and 888 Eastern Avenue and 80 Knox Avenue – Zoning Amendment Application – Preliminary Report

Date: June 4, 2021

To: Toronto and East York Community Council

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

Ward: 14 - Toronto Danforth

Planning Application Number: 20 21 136166 STE 14 OZ

Notice of Complete Application Issued: April 16, 2021

Current Use(s) on Site: 1-storey mechanic and autobody workshop, 2-storey warehouse and 1-storey commercial building with surface parking.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application for a 12-storey mixed-use building to be located at 880-882 and 888 Eastern Avenue and 80 Knox Avenue. 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 880-882 and 888 Eastern Avenue and 80 Knox 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the zoning by-law provisions for the property relating to permitted land uses, height, density and setbacks at 880-882 and 888 Eastern Avenue and 80 Knox Avenue to permit a 12-storey (40 metres) mixed-use building. A total of 157 purpose-built rental units are proposed with a residential GFA of 12,481 square metres and commercial/retail GFA of 363 square metres. The residential units are proposed to be a mix of apartments, stacked townhouses and live/work. A total of 121 vehicular and 197 bicycle parking space are proposed to be provided. 318.2 square metres of indoor and 518.4 square metres of outdoor amenity space is proposed to be provided. The resulting floor space index is 4.74 times the lot area.

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, Attachments 2 to 4 for building elevations, Attachment 5 for a location map and Attachment 6 for a site plan.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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 (2020), 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 (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

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 current application is located on lands shown as Mixed Use Areas on Map 21 of the Official Plan, as shown in Attachment 7.

The application is subject to Site and Area Specific Policy 542 (SASP 542). SASP 542 requires lands along Eastern Avenue, between Lewis Street and Woodfield Road, to achieve a right-of-way of 23 metres. The acquisition of lands to achieve this right-of-way will be taken from the south side of Eastern Avenue. As the site is located on the north side of Eastern Avenue, no conveyance to the City is required.

Zoning By-laws

The former City of Toronto Zoning By-law 439-86 currently zones the site as I1 D2, which permits a range of industrial uses with a non-residential density of two times the lot area. The application proposes change the land-use permissions relating to residential use, height, density and setbacks on the site. The zoning of the property is shown in Attachment 8.

As part of this Zoning By-law Amendment application, a zoning by-law amendment will also be drafted to amend the City's current Zoning By-law 569-2013. 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 guideline(s) will be used in the evaluation of this application:

- Tall Building Design Guidelines,
- Accessibility Design Guidelines,
- Growing Up: Planning for Children in New Vertical Communities, and
- Pet Friendly Design Guidelines for High Density 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 application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

An application for a Zoning By-law Amendment is required to permit residential uses, and to facilitate a number of amendments to zoning standards under the Former City of Toronto Zoning By-law 438-86 and the current City of Toronto Zoning By-law 569-2013.

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

Staff will evaluate the application to determine their consistency with the PPS (2020) and conformity with the Growth Plan (2020). Given the explicit link between Provincial policy and the Official Plan, consistency with the PPS and conformity with the Growth Plan will largely be determined by conformity with the Official Plan.

Official Plan Conformity

Staff will continue to evaluate this application to determine its conformity to the Official Plan.

Built Form, Planned and Built Context

Staff will continue to assess the suitability of the proposed height, massing and other built-form components based on Section 2 j), q) and r) of the Planning Act; the PPS (2020), Growth plan (2020) and the City's Official Plan policies and design guidelines.

These will include:

- the suitability of the proposed height and massing, including floor plates, setbacks and stepbacks, in relation to the area's existing and planned built-form character and scale;
- Suitability of the building components and setbacks including proposed cantilevers above the sidewalks;
- an assessment of the streetscape improvements proposed;
- the suitability of the proposed size, location and design of the proposed indoor and outdoor amenity spaces;
- assessing transition impacts to adjacent areas; and
- the potential impacts of the proposed building to adjacent properties, including shadows, privacy and overlook.

A Shadow Study and Pedestrian Level Wind Study have been submitted with the application and are being reviewed by staff.

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 an Arborist Report and is currently under review by staff. The report identifies nine trees associated with the proposed development. One By-law regulated tree will require removal and one By-law regulated tree will require injury. The report has identified that a Permit to Injure or Destroy Trees will likely be required.

Community Services and Facilities

Community Services and Facilities (CS and F) are an essential part of vibrant, strong and complete communities. CS and 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 healthy, safe, liveable, and accessible communities. 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 assess the impacts of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

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

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.

Infrastructure/Servicing Capacity

The applicant has submitted a Servicing Report, Hydrogeological Report and Transportation Impact Study, which will be reviewed in detail by Engineering and Construction Services staff to ensure that there is sufficient infrastructure capacity to accommodate the proposed development. Further revisions may be required in order for these studies to be accepted by staff.

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 application is being reviewed by staff for compliance with Tier 1 performance standards. Community Planning will encourage the applicant to pursue Tier 2 or higher under the TGS.

Compatibility and Mitigation Study Peer Review

The City will be peer reviewing the findings of the Noise and Air Quality studies submitted in support of the proposed development in relation to surrounding employment uses

Other Matters

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

CONTACT

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SIGNATURE

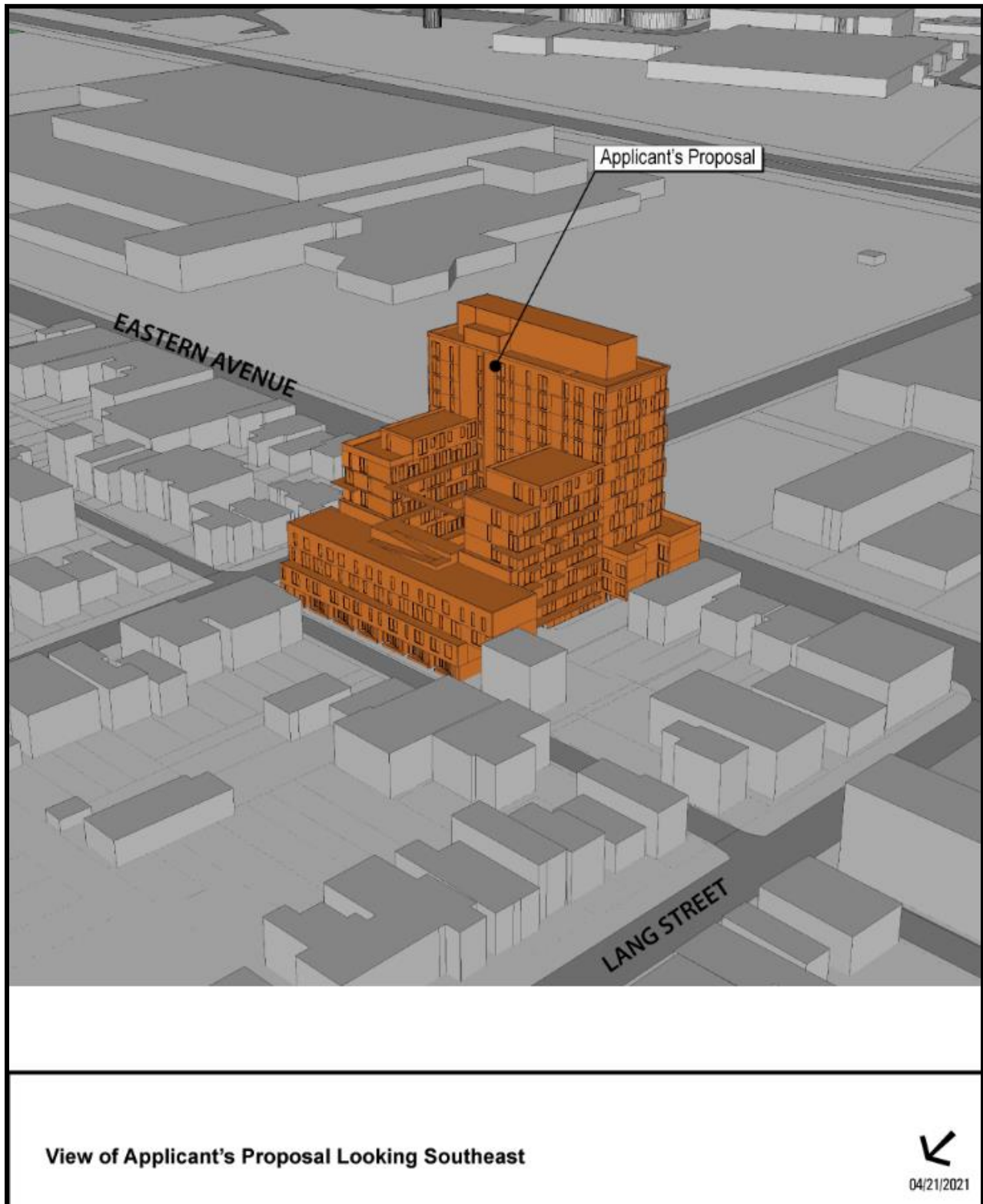
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

ATTACHMENTS

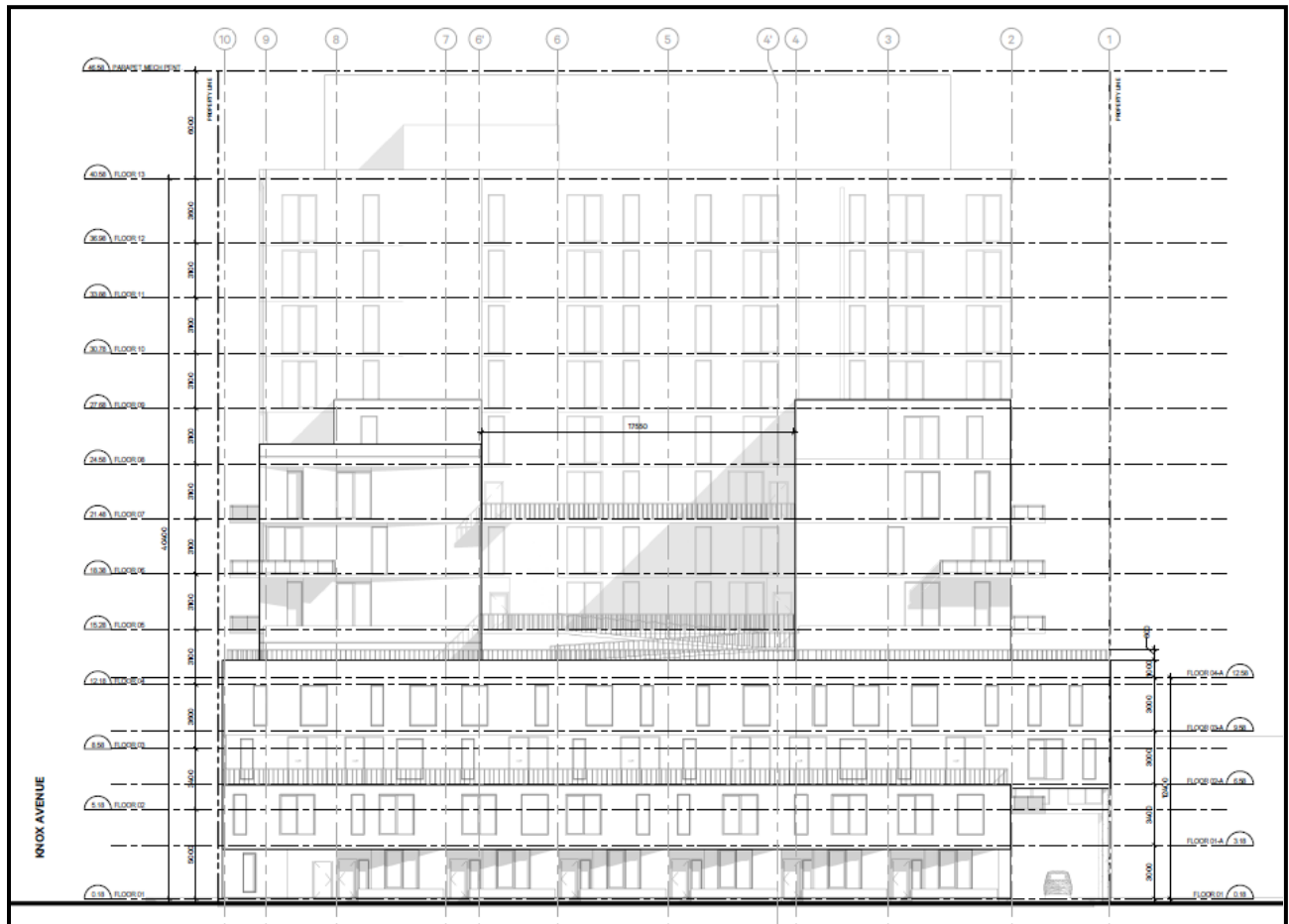
City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context
Attachment 2: Building Elevations (north)
Attachment 3: Building Elevation (west)
Attachment 4: Building Elevation (south)
Attachment 5: Location Map
Attachment 6: Site Plan
Attachment 7: Official Plan Map
Attachment 8: Zoning Map
Attachment 9: Application Data Sheet

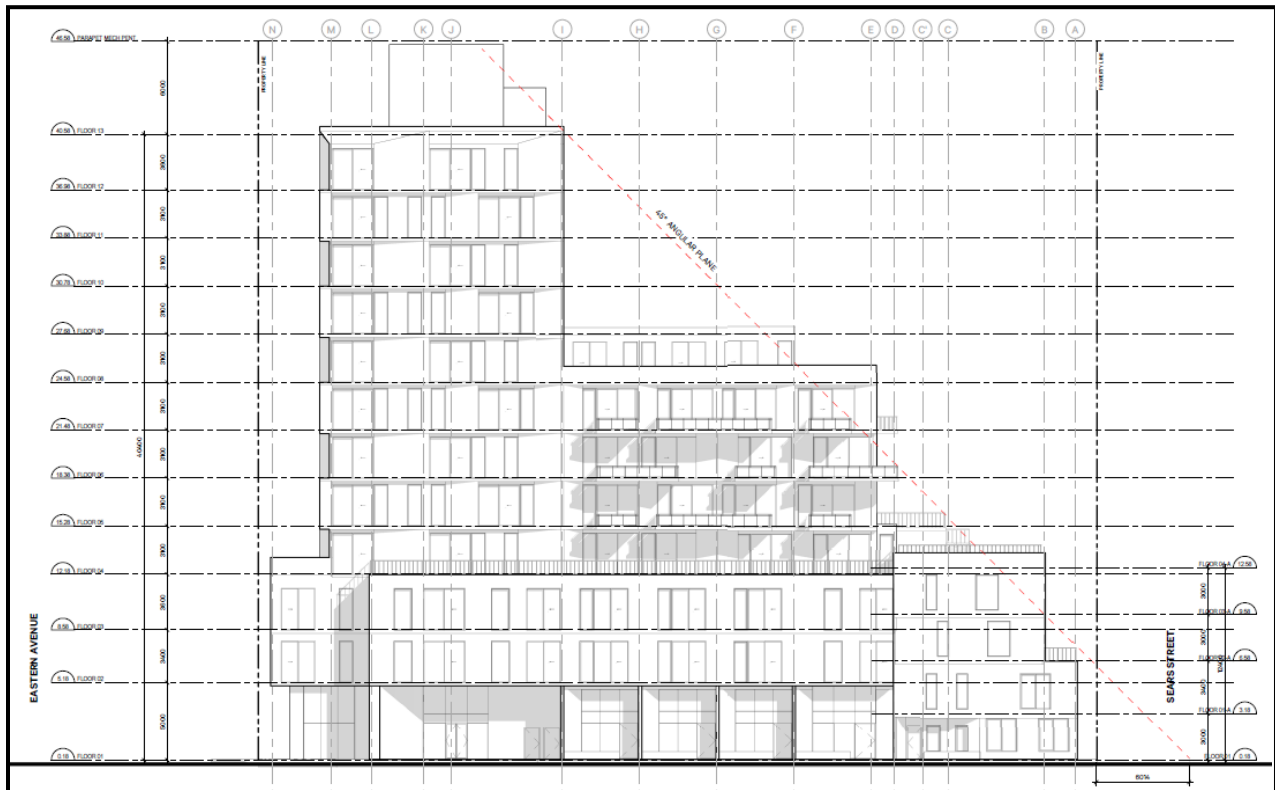
Attachment 1: 3D Model of Proposal in Context



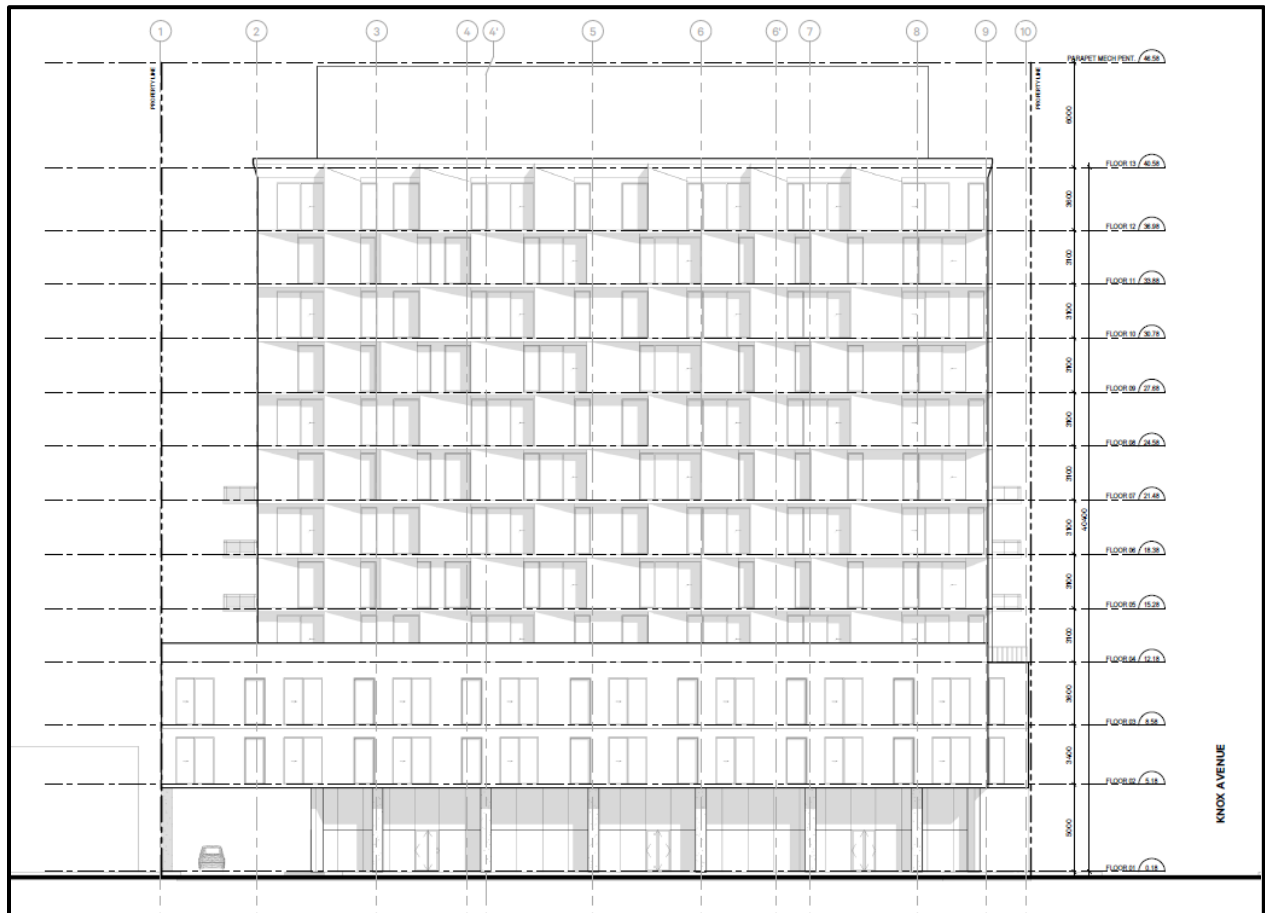
Attachment 2: Building Elevations (north)



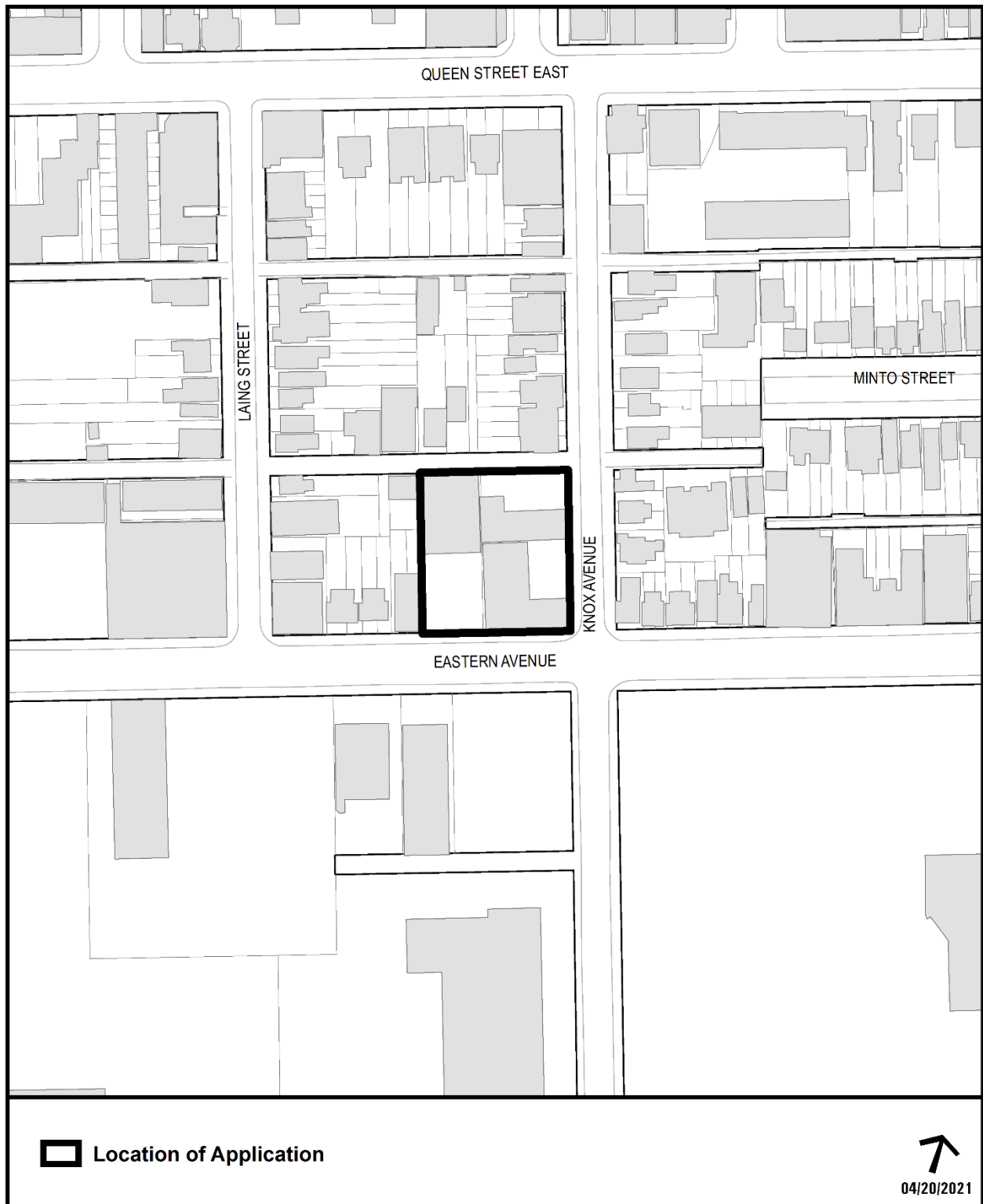
Attachment 3: Building Elevation (west)



Attachment 4: Building Elevation (south)

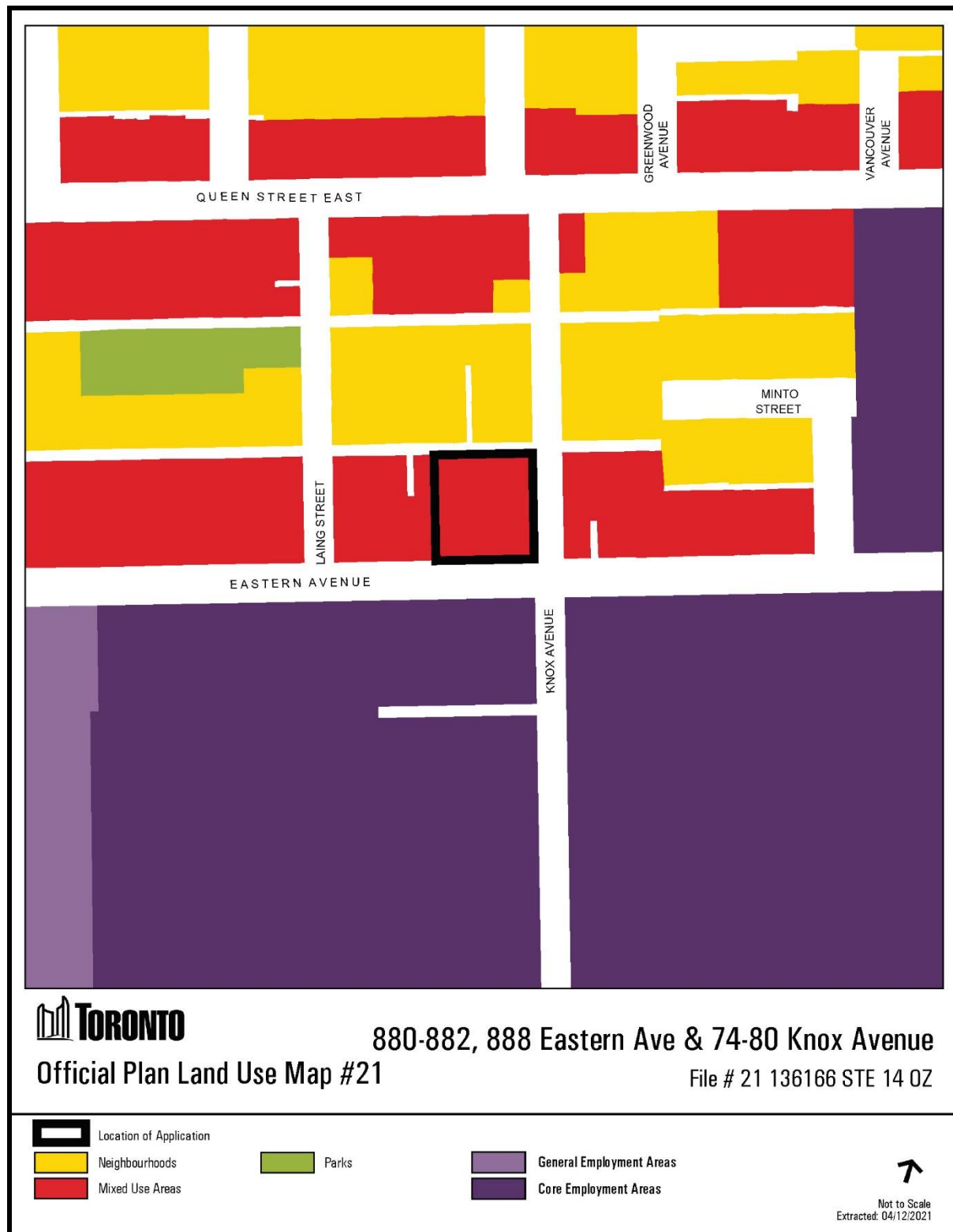


Attachment 5: Location Map

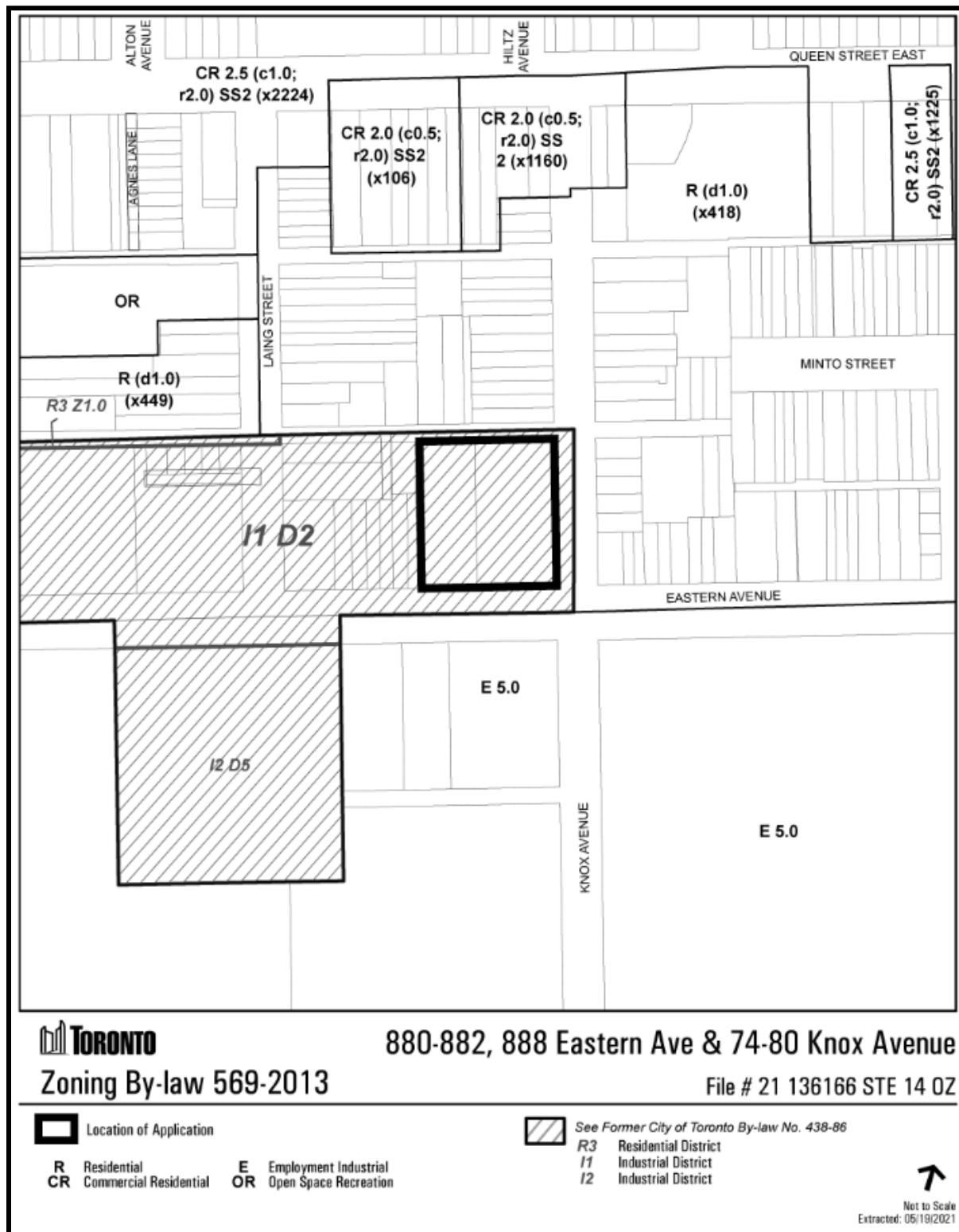


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Attachment 5: Official Plan Map



Attachment 6: Zoning Map



Attachment 7: Application Data Sheet

Municipal Address: 880-882 EASTERN AVE Date Received: April 6, 2021
 Application Number: 21 136166 STE 14 OZ
 Application Type: OPA / Rezoning, Rezoning
 Project Description: Proposal for a 12-storey mixed-use building having a non-residential gross floor area of 363 square metres, and a residential gross floor area of 12,481 square metres. A total of 157 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
MAVI DEVELOPMENTS INC		SvN	880EA CORP.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	SASP No. 542
Zoning:	I1 D2	Heritage Designation:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	2,710	Frontage (m):	50	Depth (m):	54
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,464		2,001	2,001
Residential GFA (sq m):			12,481	12,481
Non-Residential GFA (sq m):	1,610		363	363
Total GFA (sq m):	1,610		12,844	12,844
Height - Storeys:	2		12	12
Height - Metres:	28		40	40

Lot Coverage Ratio (%)	73.84	Floor Space Index:	4.74
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	12,481	

Retail GFA: 363
Office GFA:
Industrial GFA:
Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			157	157
Freehold:				
Condominium:				
Other:				
Total Units:			157	157

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			82	59	16
Total Units:			82	59	16

Parking and Loading

Parking Spaces: 121 Bicycle Parking Spaces: 197 Loading Docks: 1

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