

2-6 Howard Park Avenue – Official Plan Amendment and Zoning Amendment Applications – Preliminary Report

Date: June 4, 2021

To: Toronto and East York Community Council

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

Ward: 4 - Parkdale-High Park

Planning Application Number: 21 146414 STE 04 OZ

Notice of Complete Application Issued: May 19, 2021

Current Use on Site: A 1-storey automobile service and repair shop, associated surface parking lot, and pylon signs. The surface parking area is accessed by Dundas Street West and a driveway on Howard Park Avenue adjacent to a laneway.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2-6 Howard Park Avenue. The application proposes a 10-storey (39.95 metres to the top of the mechanical penthouse) mixed use building, including 377 square metres of retail GFA and 128 residential units.

The application in its current form is not supportable. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. If adopted, 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 2-6 Howard Park 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.

THE APPLICATION

Complete Application Submission Date: May 11, 2021

Description

The subject site is a triangular shaped parcel with a site area of 1,026 square metres and frontages on Dundas Street West and Howard Park Avenue. This application proposes a 10-storey plus mezzanine (39.95 metres to the top of the mechanical penthouse) mixed use building with 377 square metres of retail GFA and 128 residential units. A total of 40 parking spaces are proposed within three underground levels to be accessed by a parking elevator from the private lane established by easements. A total of 129 bicycles parking spaces will be provided within the underground level. The proposal includes 260 square metres of interior residential amenity space and 79 square metres of exterior residential amenity space. The proposed density is 7.93 times the area of the subject site.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:
www.toronto.ca/6HowardParkAve

See Attachments 2, 3, 4, and 8 of this report, for three dimensional representations of the project in context, a site plan, and the Application Data Sheet, respectively. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

Reason for the Application

The Official Plan Amendment application was submitted to amend OPA 421 and the Site and Area Specific Policy 553 as the proposed building height, stepback, angular plane, rear yard setback, and minimum sidewalk zones to not conform to the policy direction. Zoning By-law 569-2013 as well as the former City of Toronto Zoning By-law 438-86 will require amendments to several performance standards including: building height, density, amenity space, and parking. Through the review of the application, staff may identify additional areas of non-compliance with the Official Plan and Zoning By-laws.

POLICY CONSIDERATIONS/PLANNING FRAMEWORK

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).

Planning for Major Transit Station Areas

The Growth Plan as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSAs") along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. In this case, the proposal is within the radius of the Dundas West TTC subway station. The Growth Plan requires that, at the time of the next Municipal Comprehensive Review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan (the "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 "Planning Act"). The PPS recognizes the Official Plan as the most important document for its implementation.

The Official Plan contains policies related to building complete communities, heritage preservation, community services, transportation, and environmental stewardship.

The current application is located on lands shown as Mixed Use Areas on Map 18 of the Official Plan.

The application is subject to Site and Area Specific Policy 553 (Official Plan Amendment 421), which is discussed below..

See Attachment 5 of this report for the Official Plan Land Use Map.

The Toronto Official Plan can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/official-plan/>

OPA 421 and the Dundas and Roncesvalles Urban Design Guidelines

On July 27, 2019 City Council adopted Official Plan Amendment 421 and the associated Urban Design Guidelines for Roncesvalles Avenue between Queen Street West and Boustead Avenue and Dundas Street West between Boustead Avenue and Soraren Avenue. The subject site is located within the Study Area, within an area identified through the Study as the 'Dundas-Roncesvalles Precinct'. Properties within the Dundas-

Roncesvalles Precinct include properties on Dundas Street West between Roncesvalles Ave. and Morrow Ave. and along the south side of Dundas Street West between Morrow Ave. and Columbus Parkette. The subject site is located within 'Area B' in the Precinct. The Guidelines and associated OPA identify minimum separation distances, setbacks and stepbacks for developments within Area B in the Dundas-Roncesvalles Precinct.

See Attachment 6 of the report for the and Dundas-Roncesvalles Precinct Map.

Zoning By-laws

The site is zoned CR 3.0 (c1.0; r2.5) SS2 (x1579) under Zoning By-law 569-2013 and MCR (T3.0 C1.0 R2.5) under Zoning By-law 438-86; both of which permit a maximum combined density of 3.0 times the area of the lot and maximum building height of 13.0 metres. See Attachment 7 of this report for the existing Zoning By-law Map.

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:

- Dundas-Roncesvalles Urban Design Guidelines;
- Growing Up Guidelines Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and
- Retail Design Manual.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Applications must use the documentation required for the version of the TGS in effect at the time of the initial application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018.

The TGS Version 3.0 can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/tier-1-planning-application-requirements/>

Site Plan Control

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

COMMENTS

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 are evaluating this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2020).

Official Plan Conformity

Staff are determining conformity with the Official Plan and Site and Area Specific Policies.

Built Form, Planned and Built Context

The application in its current form is not supportable. Staff will continue to assess the appropriateness of the proposed height and massing, transition, and other built form issues based on the Official Plan and Design Guidelines and work with the applicant to make changes.

The following preliminary issues have been identified:

- Suitability of the proposed density and massing as it relates to the existing and planned built form of the surrounding context;
- Ensuring setbacks and stepbacks will enhance the relationship to the surrounding context;

- Relationship and impact to designated Heritage properties to the north and east along Dundas Street West;
- Pedestrian-level wind and shadow conditions;
- Provisions of indoor and outdoor amenity space, including size, location, and programming;
- Enhancements to the public realm, including sidewalk widths and streetscape design; and
- Provision of affordable housing and distribution of unit types.

Parking

The proposal provides 40 vehicular parking spaces and no visitor parking spaces for the proposed 128 dwelling units. Staff will review the Transportation Impact Study and Parking Justification Report to determine whether the parking rates proposed are appropriate.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to secure community benefits in the form of capital facilities where Council adopts pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law. 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 will be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the Planning Act and discussions with the Ward Councillor, residents, and the applicant will ensue should the proposal be approved in some form.

Infrastructure/Servicing Capacity

Staff will review the Servicing Report, Transportation Impact Study, and Civil and Utilities plans to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

Other Matters

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

NEXT STEPS

If adopted, City Planning staff will host a Community Consultation Meeting together with the Ward Councillor.

City staff will work to resolve the issues raised in this report and additional issues that may be identified by staff, public agencies, and the public. Staff will report back at the appropriate time in the review of the application. If a Final Report is prepared, the report will proceed to the Toronto and East York Community Council meeting which will serve as the Statutory Public Meeting as required by the Planning Act before being considered at City Council for a decision.

CONTACT

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E-mail: Jacqueline.Lee@toronto.ca

SIGNATURE

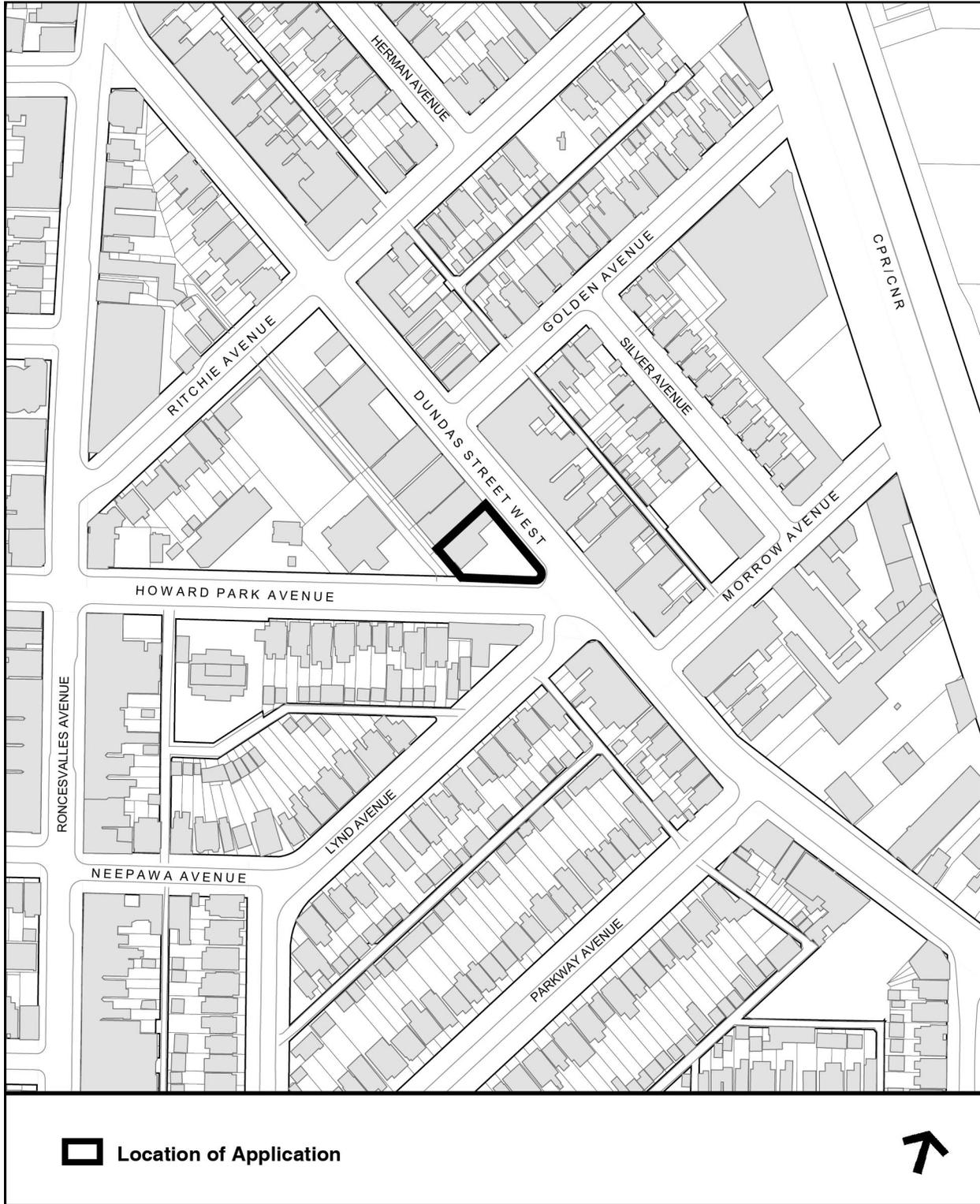
Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA,
Director, Community Planning, Toronto and East York District

ATTACHMENTS

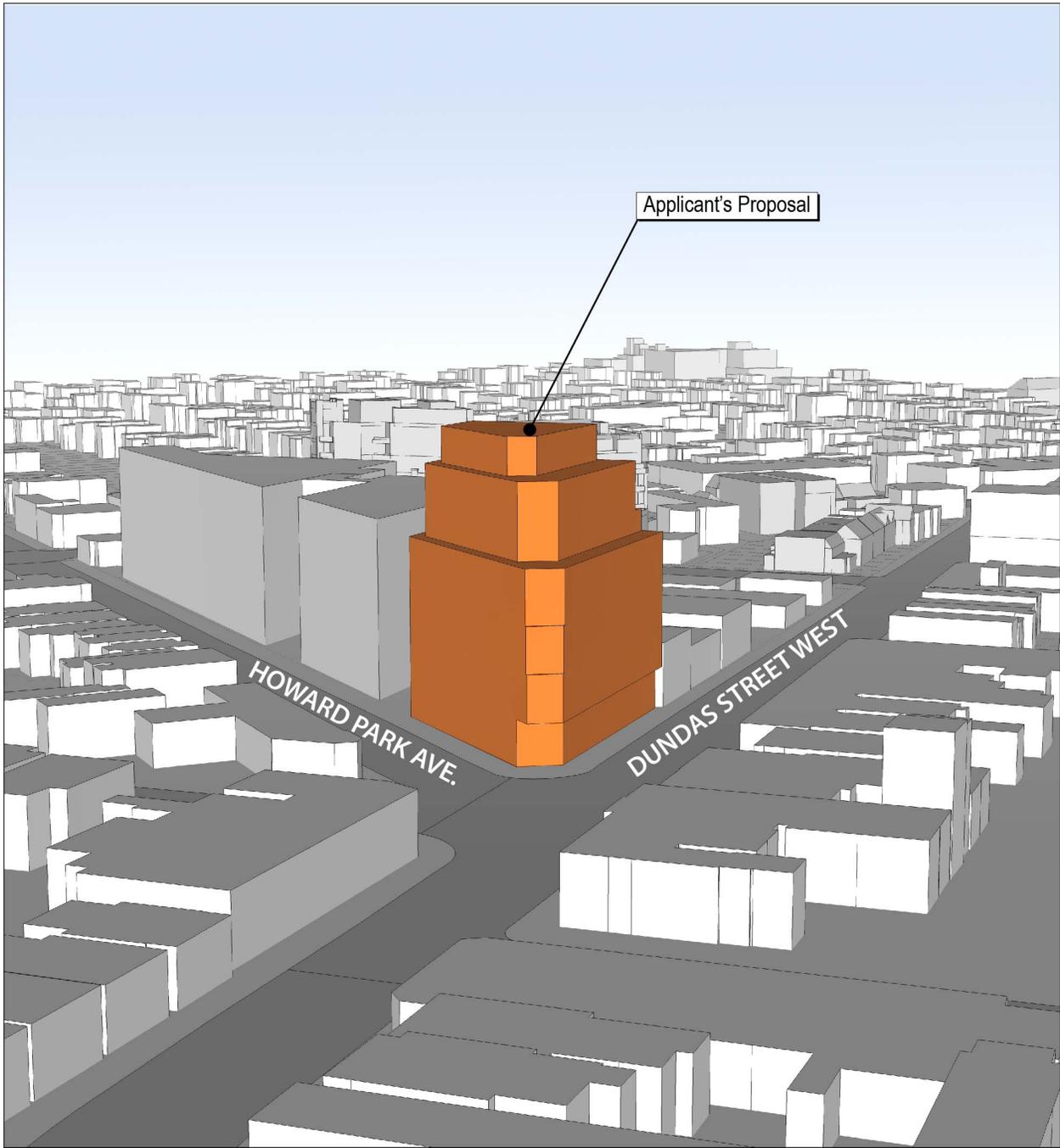
City of Toronto Drawings

- Attachment 1: Location Map
- Attachment 2: 3D Model of Proposal in Context (Looking West)
- Attachment 3: 3D Model of Proposal in Context (Looking East)
- Attachment 4: Site Plan
- Attachment 5: Official Plan Land Use Designation Map
- Attachment 6: Dundas-Roncesvalles Precinct Map
- Attachment 7: Zoning By-law Map
- Attachment 8: Application Data Sheet

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context (Looking West)

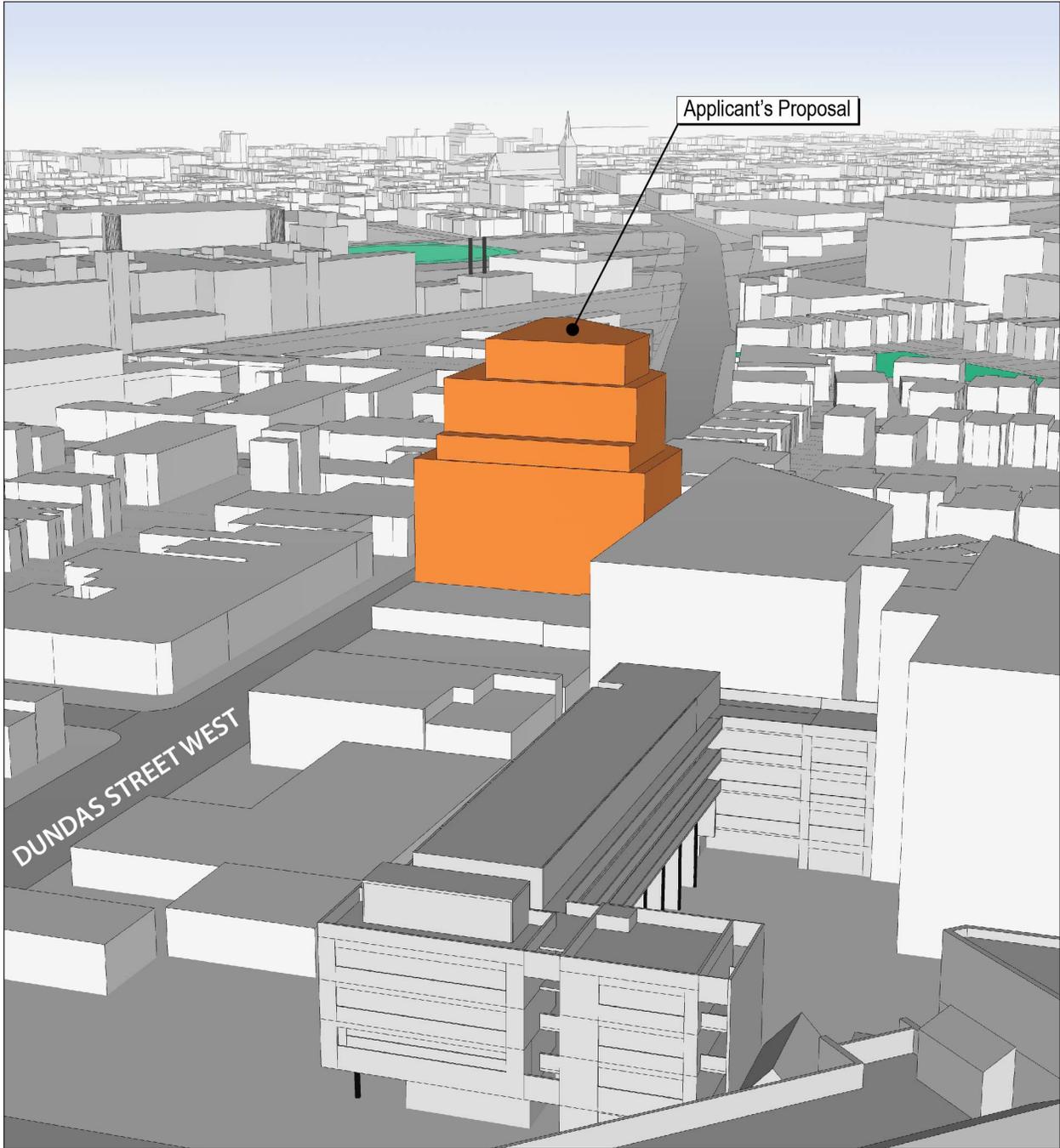


View of Applicant's Proposal Looking West



05/14/2021

Attachment 3: 3D Model of Proposal in Context (Looking East)

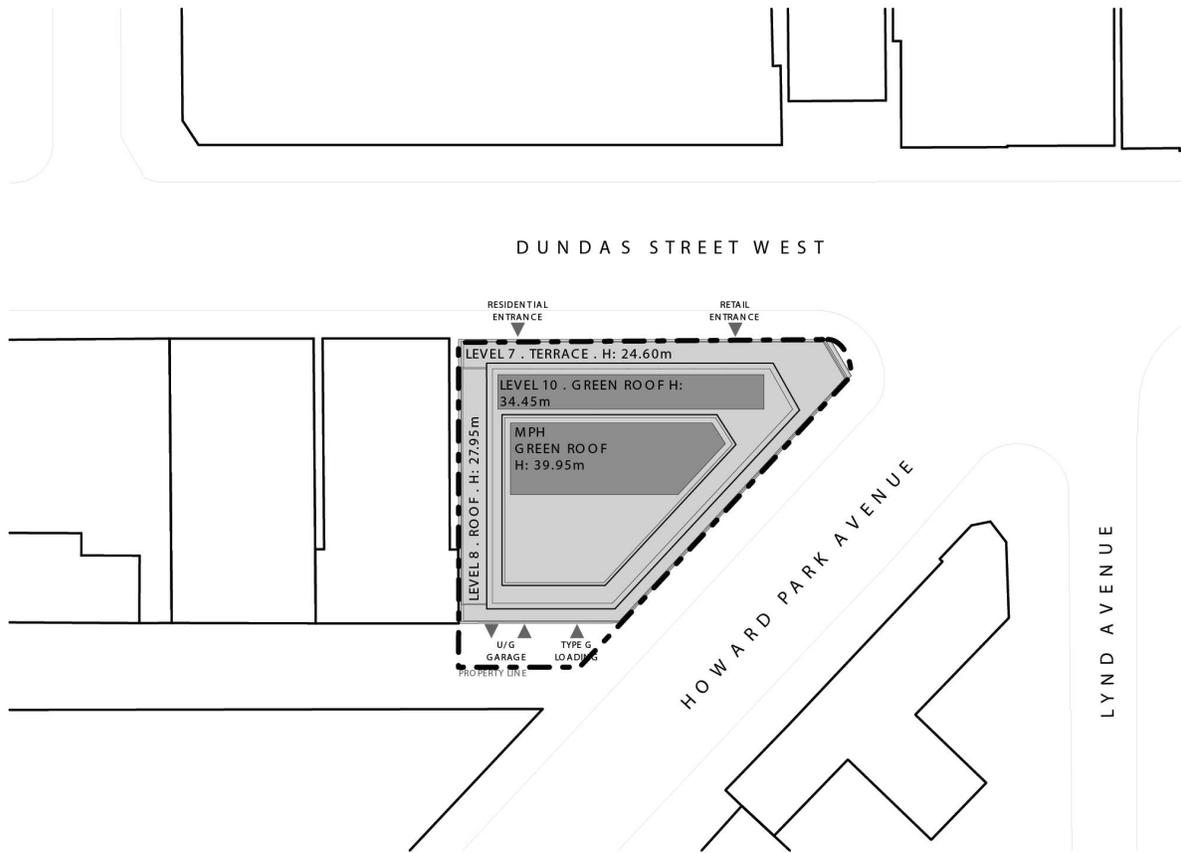


View of Applicant's Proposal Looking East



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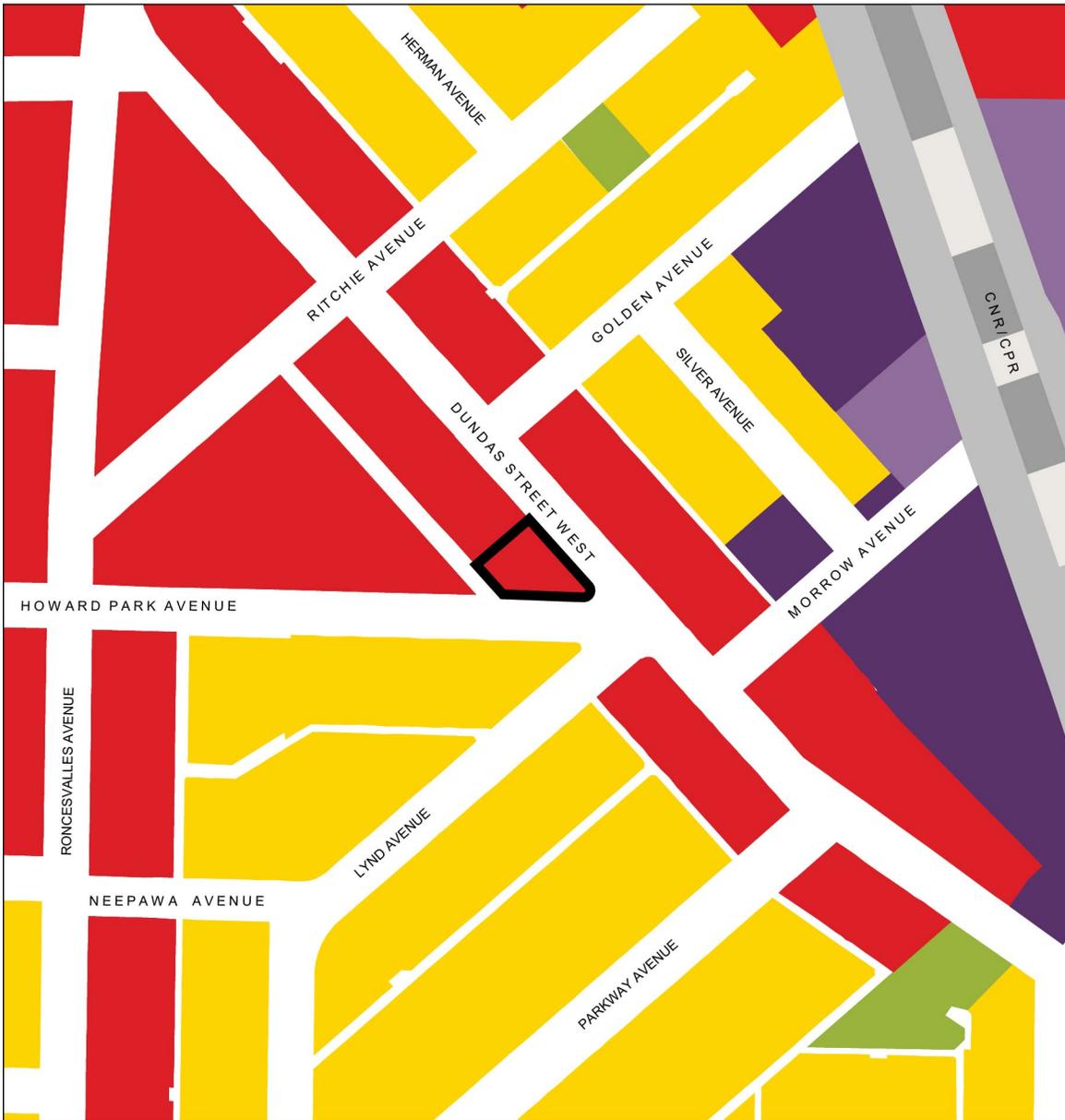
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Land Use Designation Map



Official Plan Land Use Map

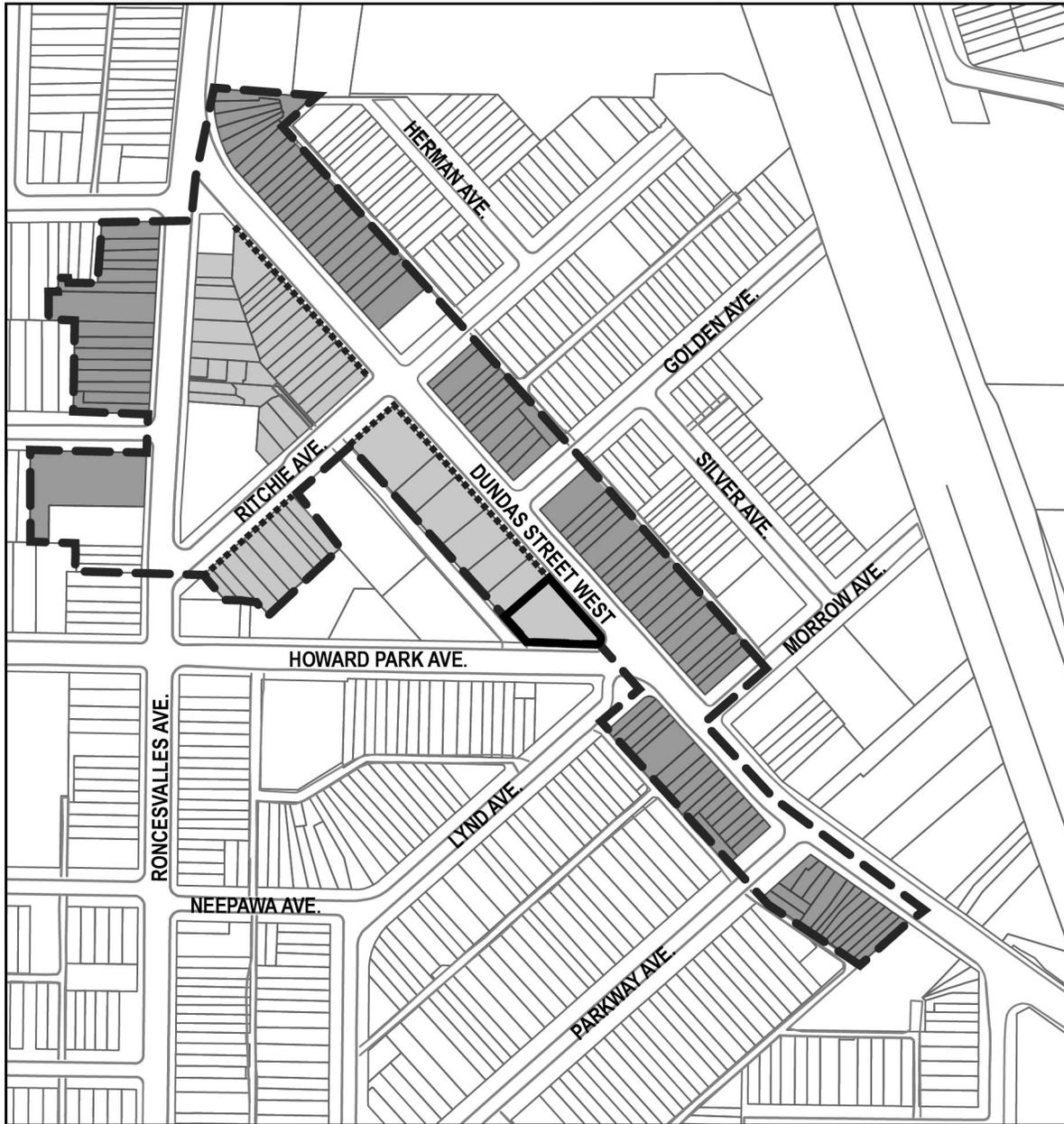
2-6 Howard Park Avenue

File # 21 146414 STE 04 02

- | | | | | | |
|---|-------------------------|---|--------------------------|---|-----------------------|
|  | Location of Application |  | Parks |  | Utility Corridors |
|  | Neighbourhoods |  | General Employment Areas |  | Core Employment Areas |
|  | Mixed Use Areas | | | | |

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Not to Scale
Extracted: 05/13/2021

Attachment 6: Dundas-Roncesvalles Precinct Map



2-6 Howard Park Avenue

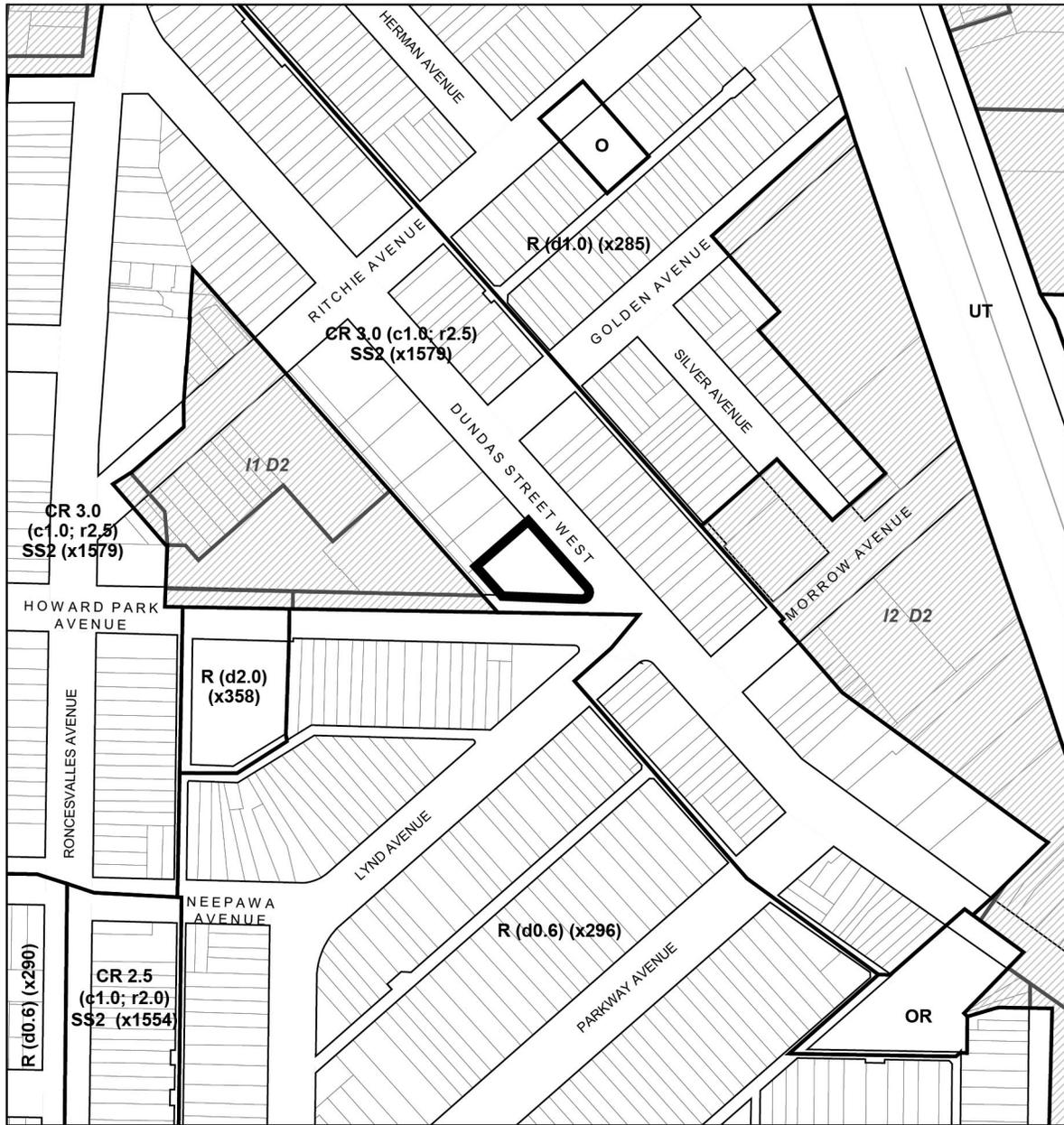
Dundas-Roncesvalles Precinct Map

File # 21 146414 STE 04 0Z

-  Location of Application
-  Dundas-Roncesvalles Precinct Study Area Boundary
-  Area A
-  Area B
-  Enhanced Building Setback Area



Attachment 7: Zoning By-law Map



Zoning By-law 569-2013

2-6 Howard Park Avenue

File # 21 146414 STE 04 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation
- UT** Utility and Transportation

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- MCR** Mixed-Use District
- IC** Industrial District


 Not to Scale
 Extracted: 05/13/2021

Attachment 8: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 6 HOWARD PARK AVE Date Received: April 27, 2021

Application Number: 21 146414 STE 04 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposal for a 10-storey mixed-use building having a non-residential gross floor area of 377 square metres, and a residential gross floor area of 8130 square metres. A total of 128 residential dwelling units are proposed on the lot. 40 underground parking spaces will be providing with 116 long term bicycle parking spaces and 13 short term bicycle parking spaces.

Applicant	Agent	Architect	Owner
AIRD AND BERLIS		architectsAlliance	BJL HP CORP

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: SASP 553

Zoning: CR 3.0 (c1.0; r2.5) SS2 (x1579) Heritage Designation:

Height Limit (m): 13 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,026 Frontage (m): 42 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	372		841	841
Residential GFA (sq m):			7,752	7,752
Non-Residential GFA (sq m):	372		377	377
Total GFA (sq m):	372		8,129	8,129
Height - Storeys:	2		10	10

Height - Metres: 34 34

Lot Coverage Ratio 81.97 Floor Space Index: 7.92
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,752	
Retail GFA:	377	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			128	128
Other:				
Total Units:			128	128

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		60	44	11	13
Total Units:		60	44	11	13

Parking and Loading

Parking Spaces: 40 Bicycle Parking Spaces: 129 Loading Docks: 1

CONTACT:

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