

## **5-15 Raglan Avenue - Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report**

Date: January 25, 2022

To: Toronto and East York Community Council

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

Ward: 12 - Toronto-St. Paul's

**Planning Application Numbers:** 21 232980 STE 12 OZ and 21 234166 STE 12 RH

**Related Applications:** 21 232984 STE 12 SA and 21 232987 STE 12 CD

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for a 24-storey residential building, containing 170 dwelling units.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

Staff do not support this proposal as currently submitted. Substantial revisions are required. The existing site is too small for the proposed tower because it cannot provide adequate side and rear setbacks as per the Tall Building Guidelines. To advance the application, appropriate tower setbacks and separation distances will need to be achieved or secured.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the application located at 5-15 Raglan 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

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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 SITE

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**Description:** The site is generally square in shape and has an approximate area of 1,438.3 square metres, with a frontage of approximately 36.6 metres along Raglan Avenue. The site has an approximate depth of 39.4 metres along the public north-south laneway to the east of the site. Albert Wiggins Lane, an east-west public laneway with access to Raglan Avenue and Bathurst Street is located to the south of the site.

**Existing Use:** Two 2.5-storey semi-detached dwellings, two 2-storey semi-detached dwellings and two 2 storey detached dwellings

**Official Plan Designation:** *Apartment Neighbourhoods.*

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

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

**Site and Area Specific Policy 38:** Applies to lands along Raglan Avenue, south of Claxton Boulevard and north of St. Clair Avenue West. This policy states that land assembly will be required to allow for the development of more intensive buildings.

**St. Clair Avenue West and Bathurst Street Planning Framework:** The site is within the St. Clair Avenue West and Bathurst Street Planning Framework area. The Planning Framework places this site within the Raglan Transition Zone and identifies built form principles and special public realm features.

**Zoning:** Former City of York Zoning By-law 1-83 applies to 11 Raglan Avenue only. The property is zoned Residential Multiple RM2 with a height limit of 24 metres or 8-storeys.

City of Toronto Zoning By-law 569-2013 applies to the remainder of the site. A portion of the site (5-7 Raglan Avenue) is zoned Residential R(d0.6) with a height limit of 12 metres and the other portion (9,13 and 15 Raglan Avenue) is zoned RA (x 777); with a height limit of 24 metres or 8-storeys.

See Attachment 5 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

## THE APPLICATION

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**Complete Application Submission Date:** December 14, 2021

**Description:** A 24-storey (78.7 metres including mechanical penthouse) residential building, with a step-back at the fifth floor to create an four-storey streetwall along Raglan Avenue.

**Density:** 10.2 times the area of the lot.

**Dwelling Units:** The proposed 170 dwelling units, includes 41 one-bedroom (24.1%), 106 two-bedroom (62.4%), and 23 three-bedroom (13.5%) units.

**Access, Parking and Loading:** Access to the 3.5-level underground garage, containing 78 parking spaces, is proposed from the north-south public laneway to the east of the site.

The proposed 171 bicycle parking spaces, include 18 short term and 153 long term bicycle parking spaces are located at grade and within the underground garage..

An internalized Type G loading space is proposed to be accessed from the east side of the building, from the north-south public laneway.

### **Additional Information**

See Attachments 2, 3 and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. 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: <http://app.toronto.ca/AIC/index.do?folderRsn=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

### **Reason for the Application**

The Zoning By-law Amendment application proposes to amend Zoning By-laws 569-2013 and 1-83 to vary performance standards including: gross floor area and floor space index; building height; building setbacks; and vehicular parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

### **Site Plan Control**

The development is subject to Site Plan Control. A Site Plan Control application was submitted on November 1, 2021.

## COMMENTS

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As anticipated by the St. Clair Avenue West and Bathurst Street Planning Framework, the neighbourhoods around this intersection continue to experience an influx of development interest and applications. A key built form objective within the Raglan Transition Zone character area is locating tall buildings on appropriately-sized sites, as determined by the City's Tall Building Guidelines.

Staff do not support this proposal as currently submitted. Substantial revisions are required. The existing site is too small for the proposed tower because it cannot provide adequate side and rear setbacks as per the Tall Building Guidelines. To advance the application, appropriate tower setbacks and separation distances will need to be achieved or secured.

### ISSUES TO BE REVIEWED

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (PPS), conformity with the provincial Growth Plan, and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified:

- Suitability of the site to accommodate a tower with appropriate setbacks and separation distances from surrounding buildings; specifically the substandard tower setbacks to the north, south, and east lot lines.
- Appropriate density and massing, including setbacks and step-backs in relation to the area's existing and planned built form and scale, reflective of the Apartment Neighbourhoods designation of the site;
- Provision of a base building as per the Tall Building Guidelines;
- The provision of affordable housing;
- The provision of landscaped open space;
- Pedestrian level wind conditions along Raglan Avenue, and surrounding properties;
- The location of amenity space;
- Determination of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard; and,
- In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

## **Additional Issues**

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

## **NEXT STEPS**

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City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Toronto and East York Community Council meeting, when a Final Report is prepared.

## **CONTACT**

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Tel. No. 416-338-2478  
E-mail: Sipo.Maphangoh@toronto.ca

## **SIGNATURE**

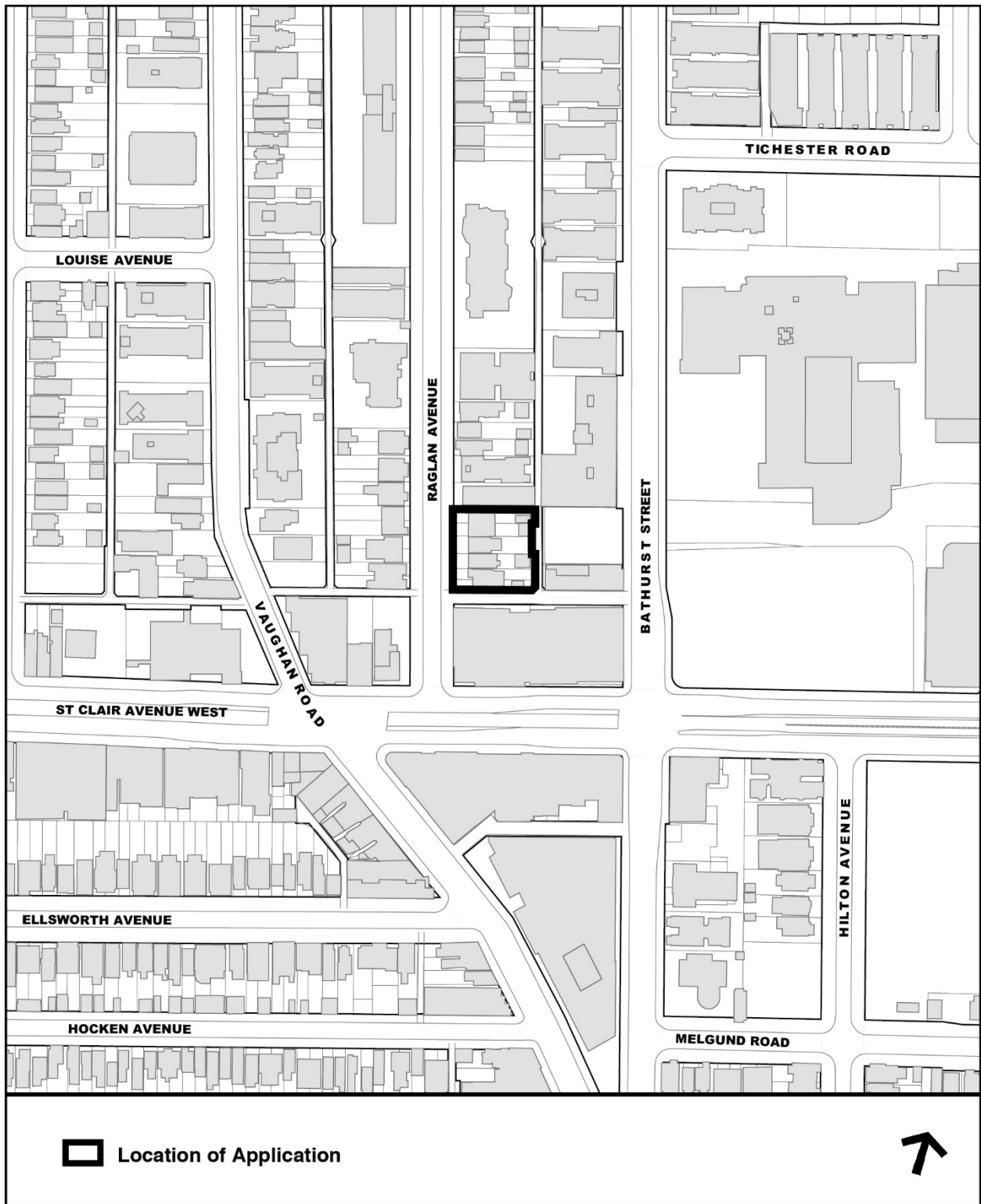
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA  
Director, Community Planning, Toronto and East York District

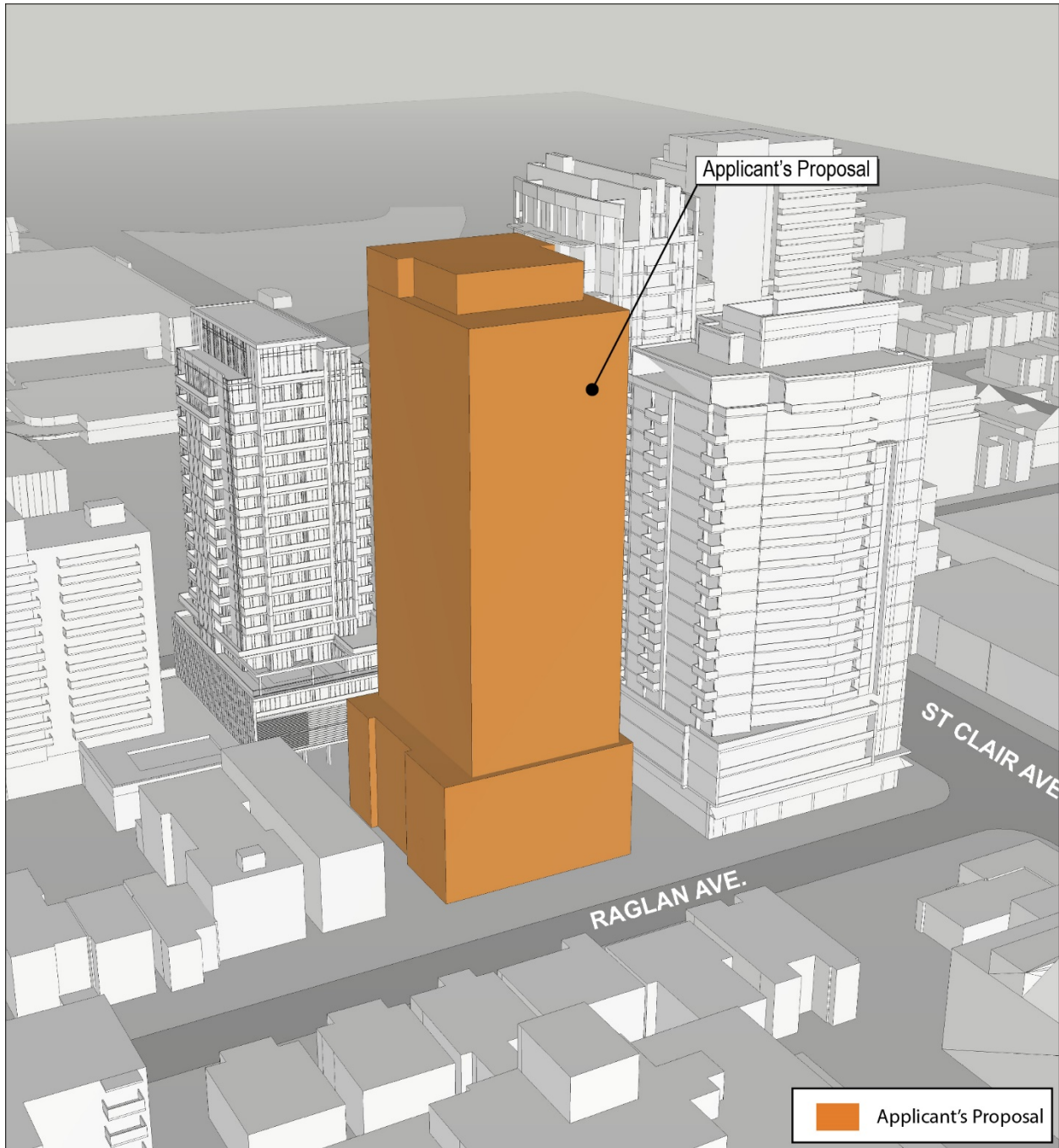
## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: 3D Model of Proposal in Context  
Attachment 3: Site Plan  
Attachment 4: Elevations  
Attachment 5: Official Plan Map  
Attachment 6: Zoning By-law Map  
Attachment 7: Application Data Sheet

Attachment 1: Location Map

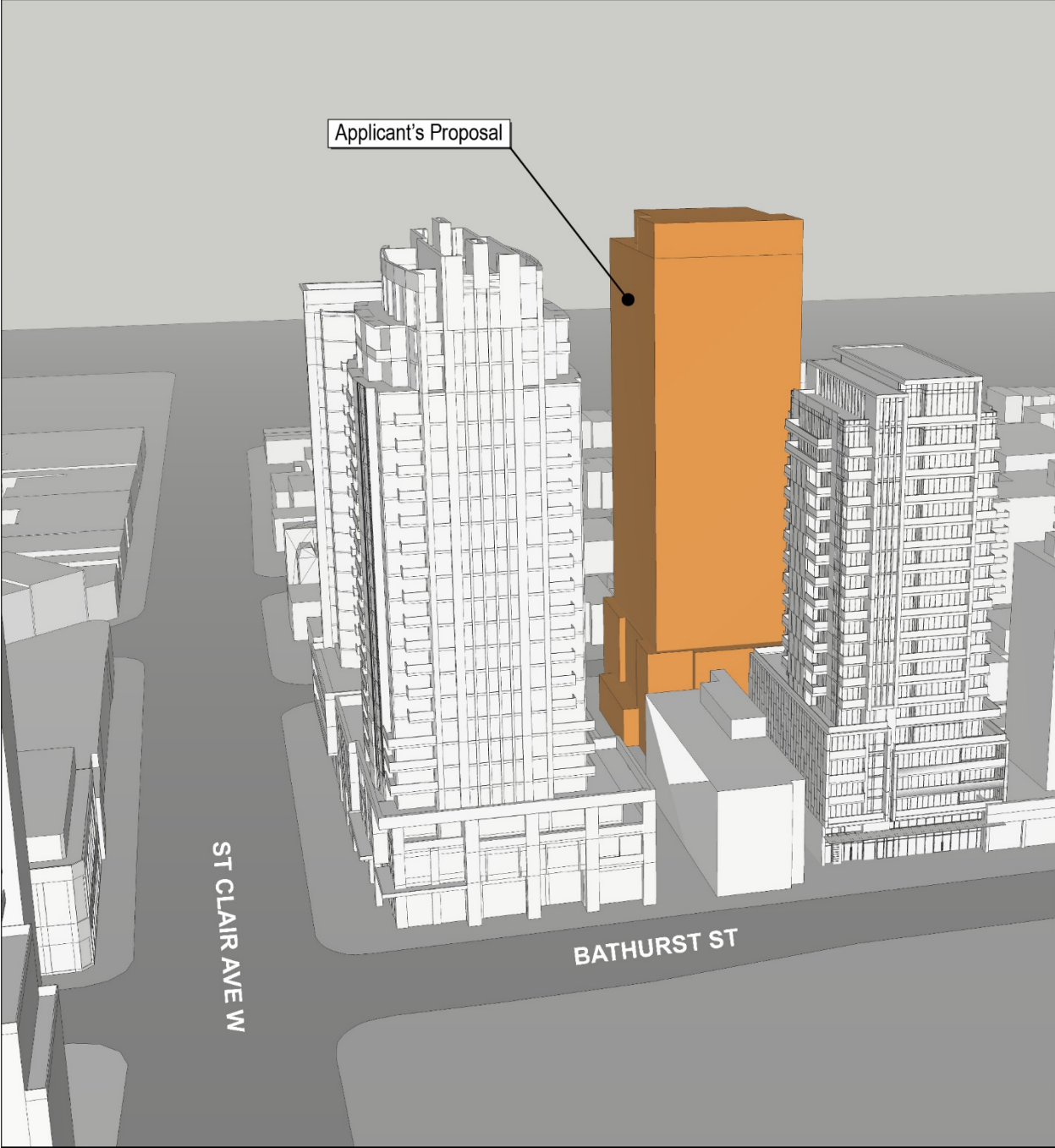


Attachment 2: 3D Models of Proposal in Context



**View of Applicant's Proposal Looking Southeast**

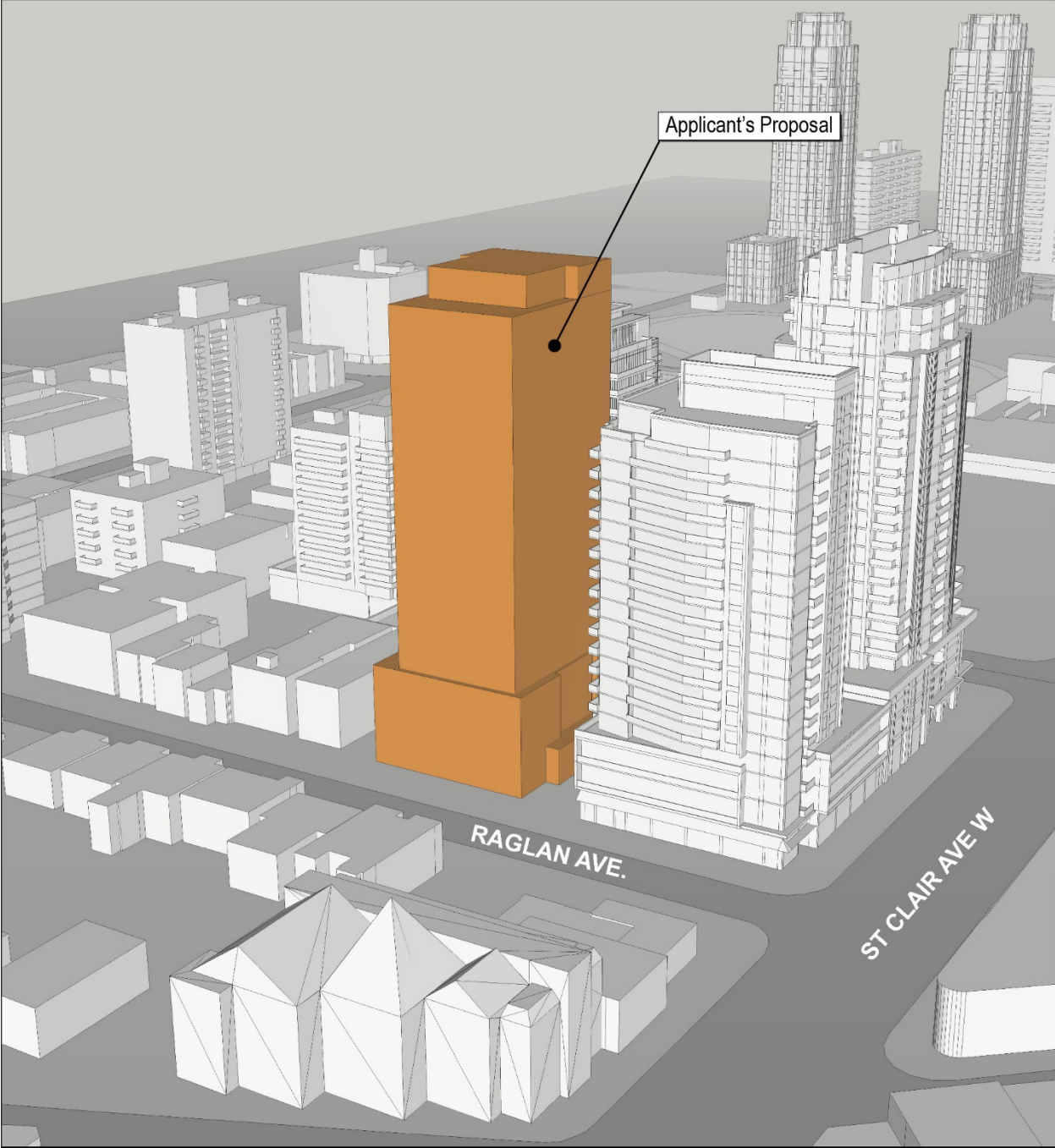




**View of Applicant's Proposal Looking Northwest**





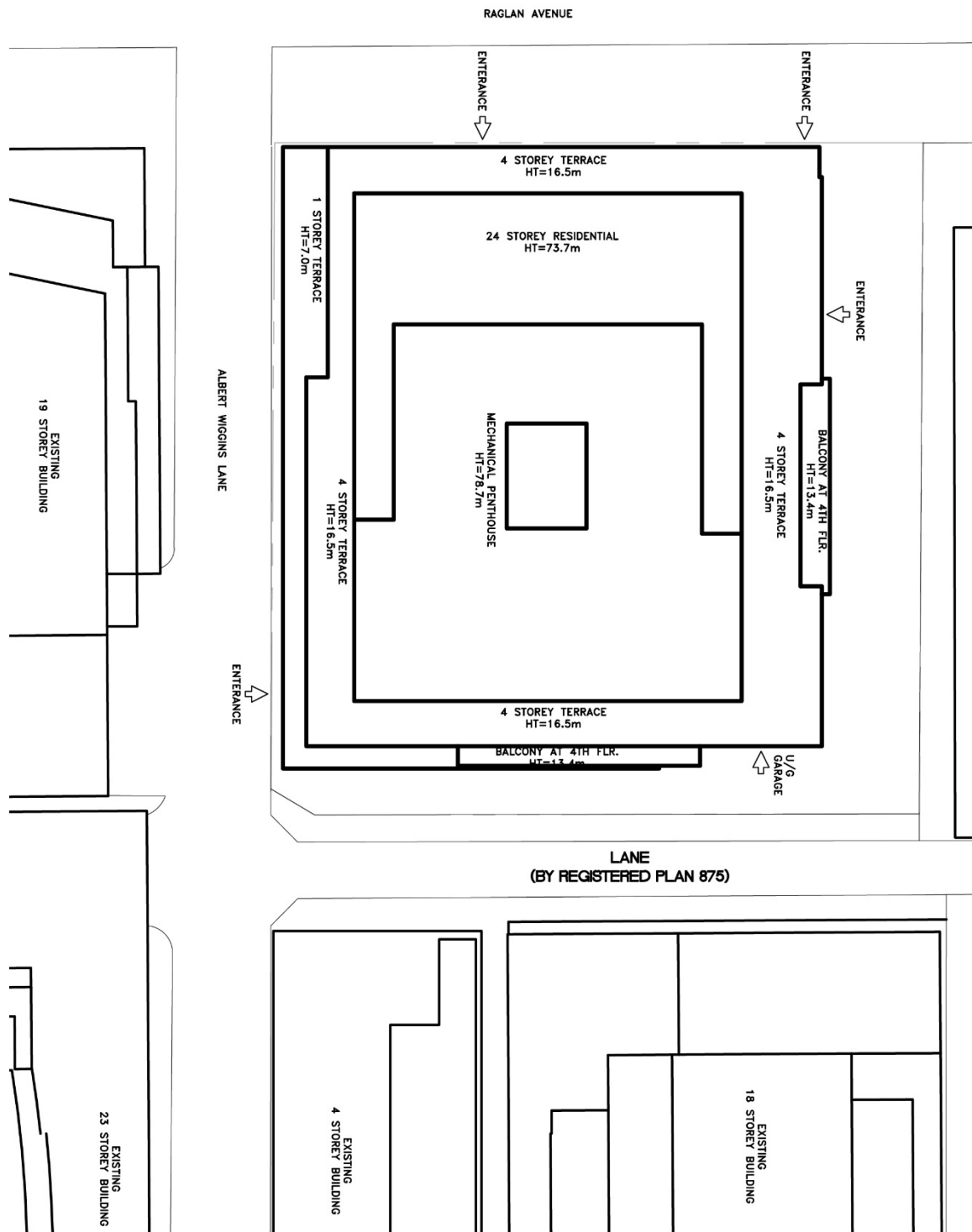


**View of Applicant's Proposal Looking Northeast**



MO/DA/2022

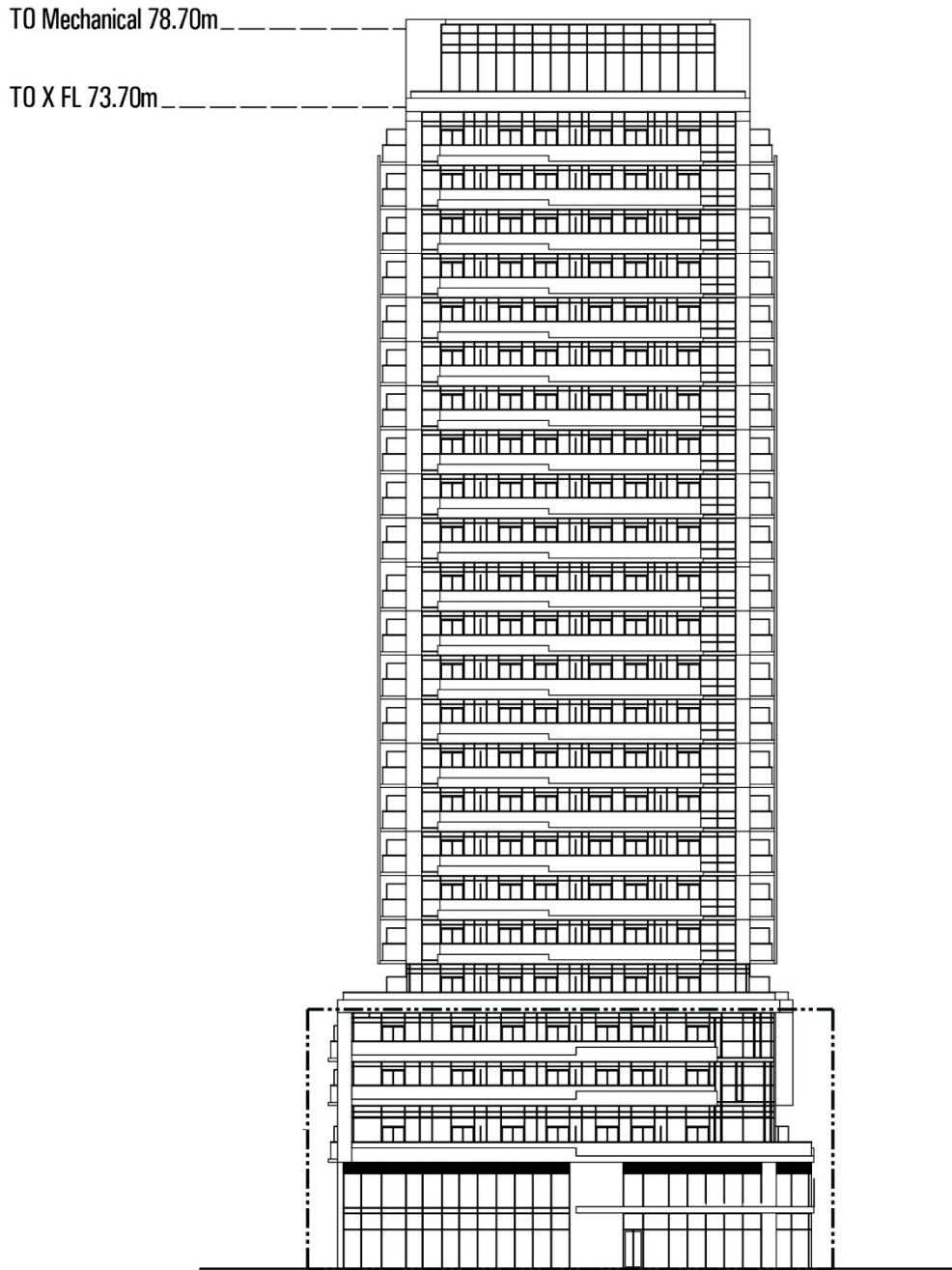
Attachment 3: Site Plan



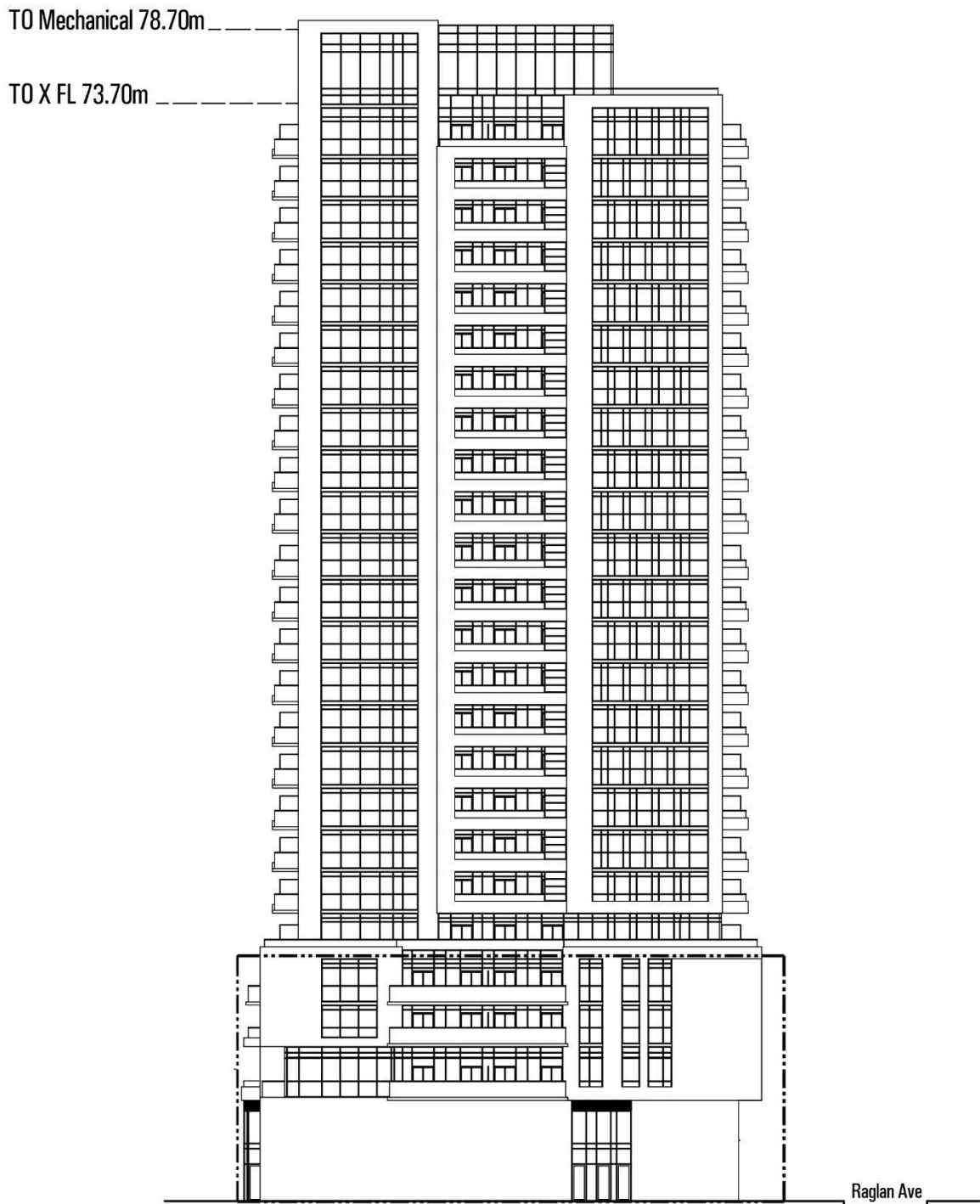
Site Plan



Attachment 4: Elevations



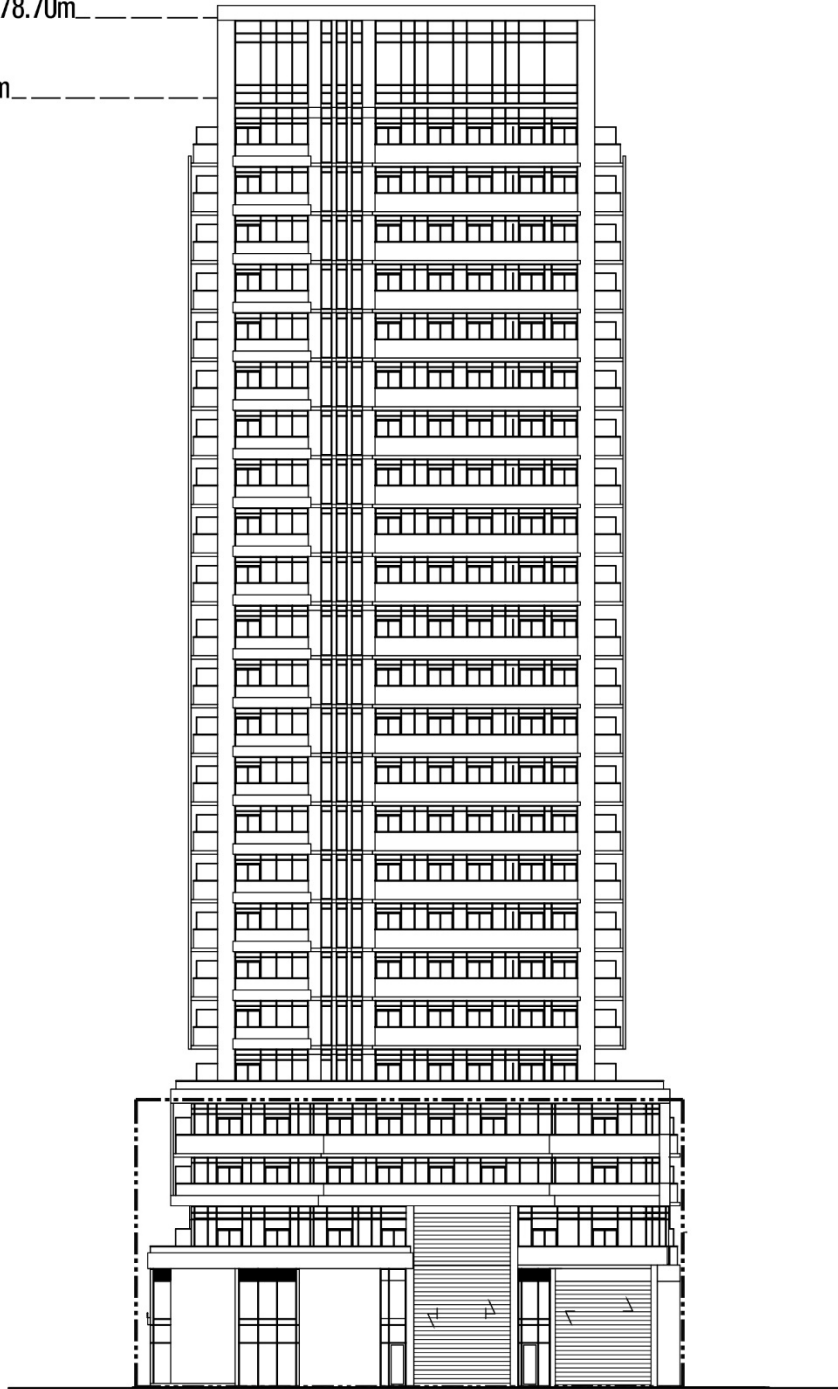
West Elevation



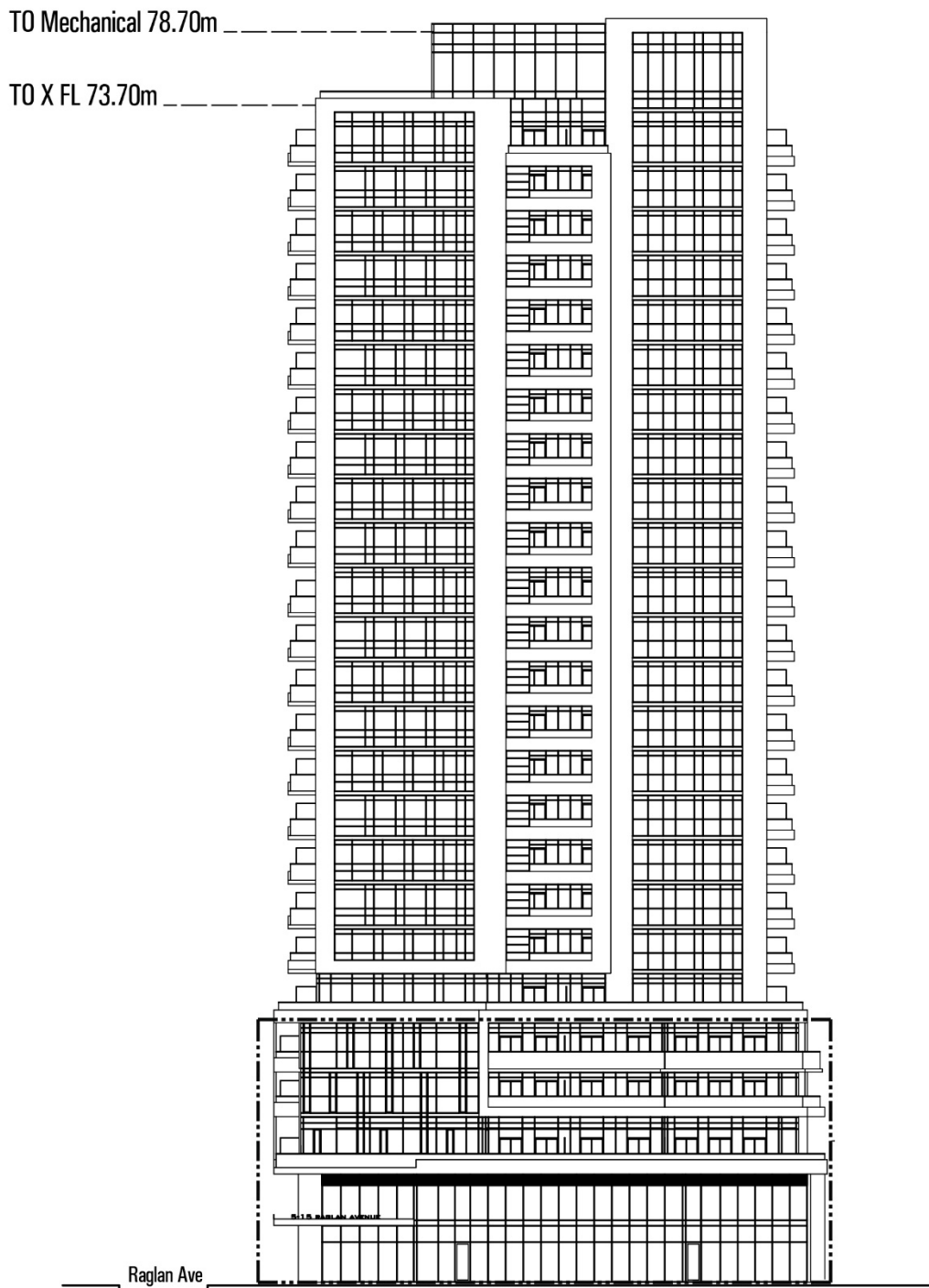
### North Elevation

TO Mechanical 78.70m

TO X FL 73.70m

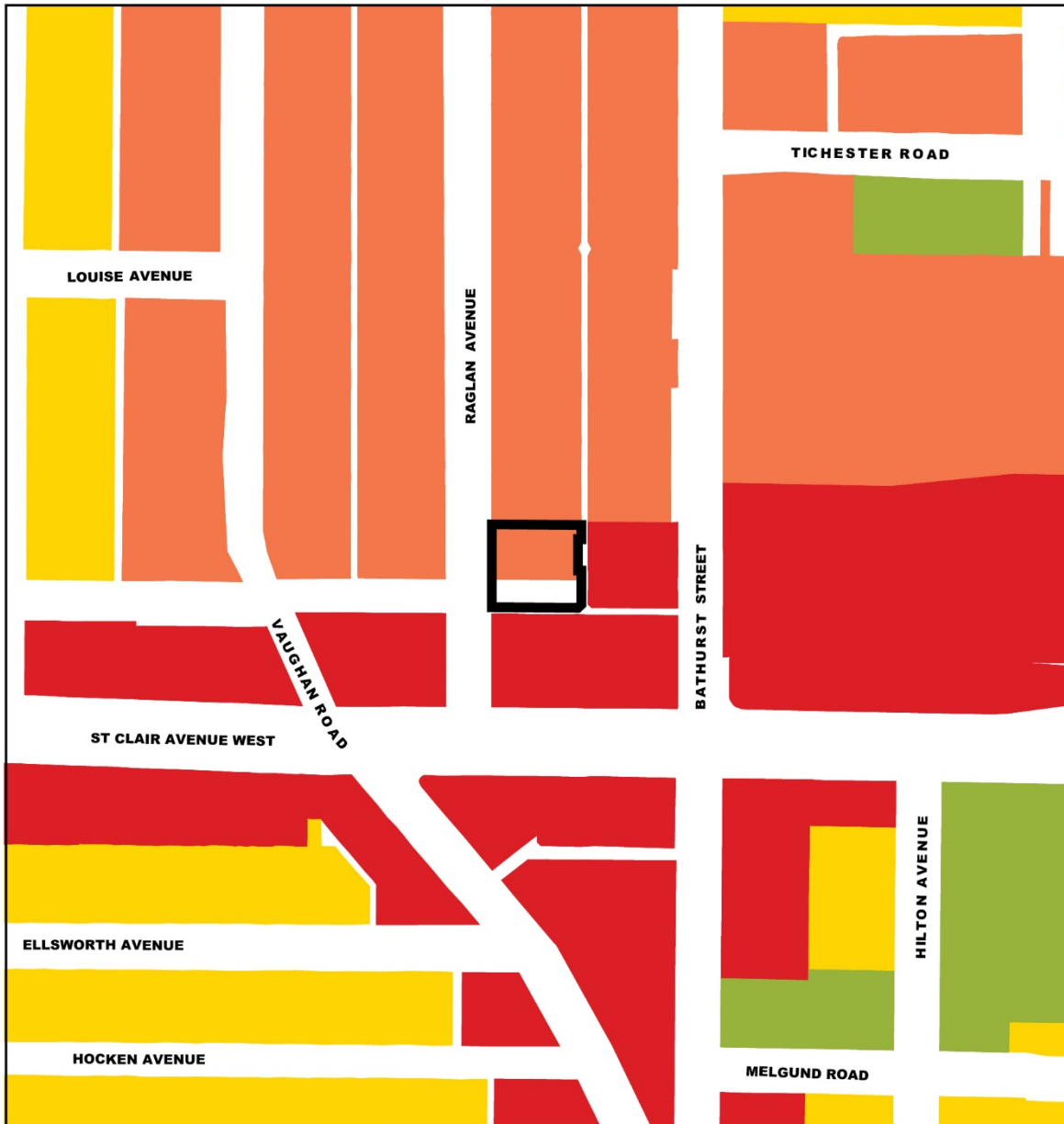


**East Elevation**



South Elevation


Attachment 5: Official Plan Map



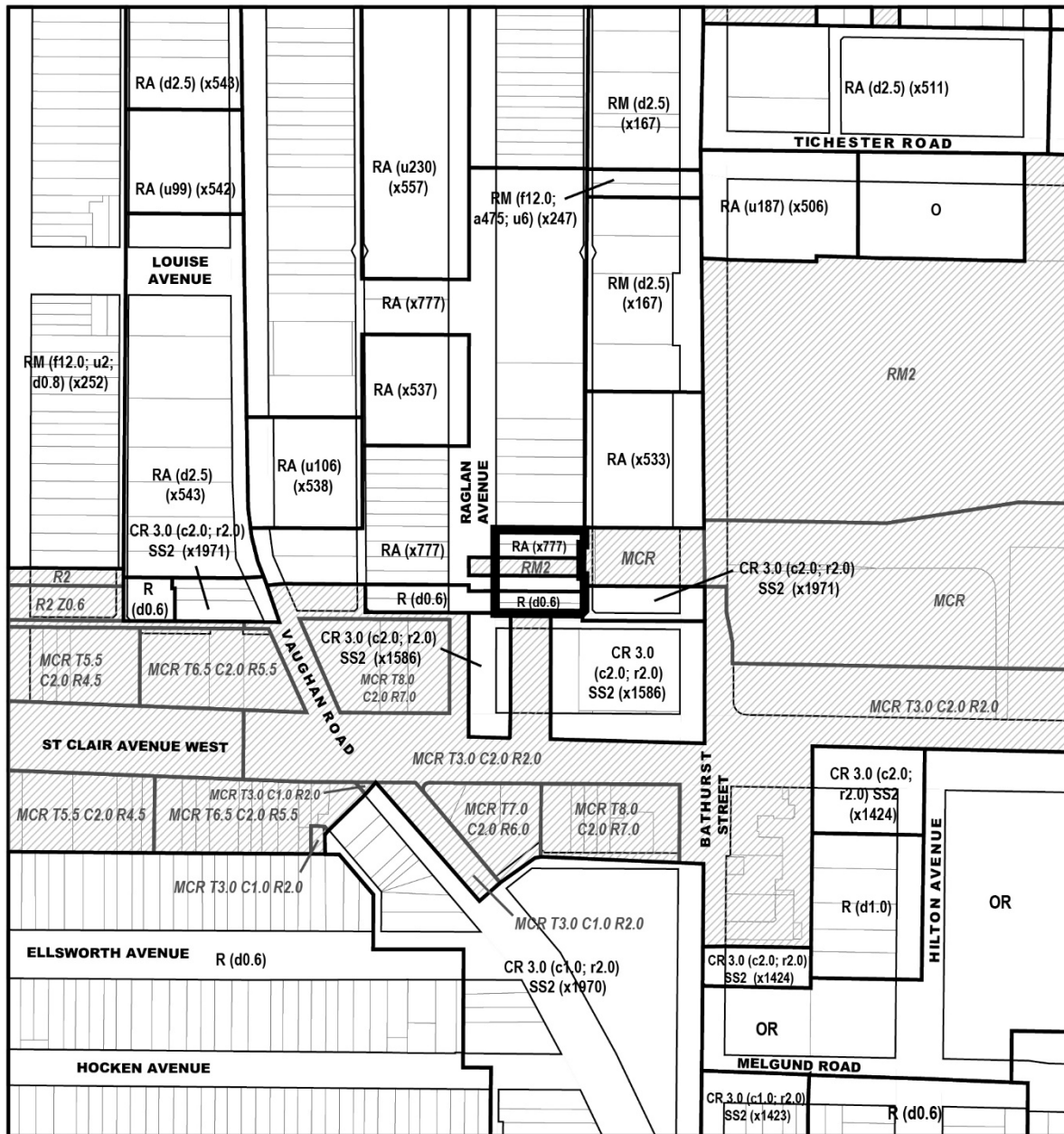
Official Plan Land Use Map #17

5-15 Raglan Avenue  
File # 21 232980 STE 12 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks

  
Not to Scale  
Extracted: 12/29/2021

Attachment 6: Zoning By-law Map




Zoning By-law 569-2013

5-15 Raglan Avenue

File # 21 232980 STE 12 0Z

-  Location of Application
- R** Residential
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- MCR** Mixed-Use District
- R2** Residential Districts
- RM2** Residential Multiple Zone
- MCR** Mixed Commercial Residential

  
 Not to Scale  
 Extracted: 01/08/2022



Attachment 7: Application Data Sheet

**Municipal Address:** 5-15 RAGLAN AVE      **Date Received:** November 1, 2021

**Application Number:** 21 232980 STE 12 OZ

**Application Type:** Rezoning

**Project Description:** An application to amend the Zoning By-law to build a 24-storey residential building having a gross floor area of 14,667.1 square metres with 170 dwelling units.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Devine Park LLP	Bousfields	Richmond Architects.	Raglan Development Corp.

**EXISTING PLANNING CONTROLS**

**Official Plan Designation:** Apartment Neighbourhood      **Site Specific Provision:** SASP 38

**Zoning:** RA (x777); R(d0.6); R2 Z0.6      **Heritage Designation:** N

**Height Limit (m):** 24 m, 12m      **Site Plan Control Area:** Y

**PROJECT INFORMATION**

**Site Area (sq m):** 1,438      **Frontage (m):** 37      **Depth (m):** 39

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	385		1,059	1,059
Residential GFA (sq m):	821		14,667	14,667
Non-Residential GFA (sq m):				
Total GFA (sq m):	821		14,667	14,667
Height - Storeys:	3		24	24
Height - Metres:	9		74	74

**Lot Coverage Ratio (%):** 73.61      **Floor Space Index:** 10.2

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	14,667	

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	3			
Freehold:	5			
Condominium:			170	170
<b>Total Units:</b>	<b>8</b>		<b>170</b>	<b>170</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:			41	106	23
Total Units:			41	106	23

#### **Parking and Loading**

Parking Spaces: 78      Bicycle Parking Spaces: 171      Loading Docks: 1

#### **CONTACT:**

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