

109-127 Strachan Avenue – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: April 1, 2022

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Numbers: 21 251437 STE 10 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment application for a mixed-use building that ranges in height from 2 to 14 storeys, comprised of 339 square metres of retail space within the existing 3-storey building and 314 total residential units.

The application has been circulated to all appropriate City divisions and public agencies for comment. Staff will proceed to schedule a community consultation meeting for the application in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 109-127 Strachan 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 SITE

Description: The site is located on the southeast corner of Strachan Avenue and Adelaide Street West in the Niagara neighbourhood, and is generally rectangular in shape with an approximate area of 3,327 square metres. The site has a frontage of approximately 84 metres along Strachan Avenue and 41 metres along Adelaide Street West.

Existing Uses: 3-storey restaurant (127 Strachan Avenue), 1-storey car rental building (115 Strachan Avenue), 1-storey auto shop/garage (109-111 Strachan Avenue) and surface parking areas.

Heritage Resources: None of the properties on the site are currently designated or listed on the City's Heritage Register. Heritage Planning staff have determined that the property at 127 Strachan has built heritage value.

Official Plan Designation: Neighbourhoods

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/city-government/planning-development/official-plan-guidelines/official-plan/>.

Garrison Common North Secondary Plan: The site is within the Garrison Common North Secondary Plan. The Secondary Plan's major objectives include ensuring that new development is integrated into the established City fabric, and that a variety of land uses and densities are permitted, while being sensitive to and protecting employment uses. Additional objectives relate to new developments providing community services and facilities, and providing a range of housing types in terms of size, type, affordability and tenure.

Official Plan Amendment 479 and 480 – Public Realm and Built Form Official Plan Policies: On September 11, 2020, the Ministry of Municipal Affairs and Housing approved OPA 479 and OPA 480. OPA 479 (Public Realm) and OPA 480 (Built Form) were adopted as part of the Five-Year Official Plan Review. The OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types, which respond to Council's direction to amend the urban design policies of the Official Plan.

Zoning: Industrial (I1 D3) and Commercial Residential Zone (CR T2.5 C2.0 R2.5), with a height limit of 18.0 metres (zoned under the former City of Toronto By-law 438-86).

See Attachment 6 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

Complete Application Submission Date: December 28, 2021

Description: A 14-storey mixed-use building, with stepbacks on the north side at levels 4, 8, 12, 13 and 14. The development incorporates an existing 3-storey building that is located on the northwest corner of the site.

Density: 6.41 times the area of the lot.

Dwelling Units: The proposed 314 dwelling units include 28 studio units (9%), 69 one-bedroom (22%), 104 one-bedroom plus den (33%), 84 two-bedroom (27%), and 29 three-bedroom (9%) units.

Amenity Space: 597 square metres of indoor amenity space is provided on the ground and third levels (1.9 square metres per unit) and 233 square metres of outdoor amenity space is provided on the ground and third levels (0.74 square metres per unit).

Access, Parking and Loading: Vehicular access to the underground parking, containing 143 parking spaces, is proposed at the south end of the site, off of Strachan Avenue, and the existing north-south public laneway that connects to King Street West and Adelaide Street West

The proposed 290 bicycle parking spaces are located on all levels of the underground garage and include 33 short-term and 257 long-term bicycle parking spaces.

An internalized Type G loading space is proposed to be shared between the residential and commercial components of the building, and to be accessed off of the public laneway.

Additional Information

See Attachments 2, 3, 4 and 7 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: www.toronto.ca/111StrachanAve.

Reason for the Application

The Official Plan Amendment application proposes to redesignate the subject site from Neighbourhoods to Mixed Use Areas.

The Zoning By-law Amendment application proposes to amend the former City of Toronto Zoning By-Law No. 438-86 and bring it into City-wide Zoning By-law 569-2013, to increase the permitted height and density, as well as to revise other development standards as necessary to accommodate the proposal.

Site Plan Control

The development is subject to Site Plan Control. A Site Plan Control Application has been submitted concurrently with the application.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2040 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 to be resolved:

- Proposed retention and integration of the existing building at 127 Strachan Avenue;
- Compatibility with the low-rise Neighbourhoods to the north, east and west.
- Proposed total height of the building and base building in relation to the existing and planned built form context of the area including massing, transition and scale;
- The shadow and wind impacts on adjacent properties and the public realm;
- Streetwall heights and setbacks of the upper floors;
- The appropriate provision of vehicular parking spaces and traffic impacts;
- The unit mix and size;
- The location and layout of indoor and outdoor amenity space;
- The provision of affordable housing;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Parkland provision (on site or cash in lieu)
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of in-kind benefits pursuant to Section 37 of the *Planning Act*, in the event the application proceeds to approval. 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

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

Tommy Karapalevski, Planner, Community Planning

Tel. No. 416-392-4336

E-mail: Tommy.Karapalevski@toronto.ca

SIGNATURE

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 - Looking Northwest

Attachment 3: 3D Model of Proposal in Context - Looking Southeast

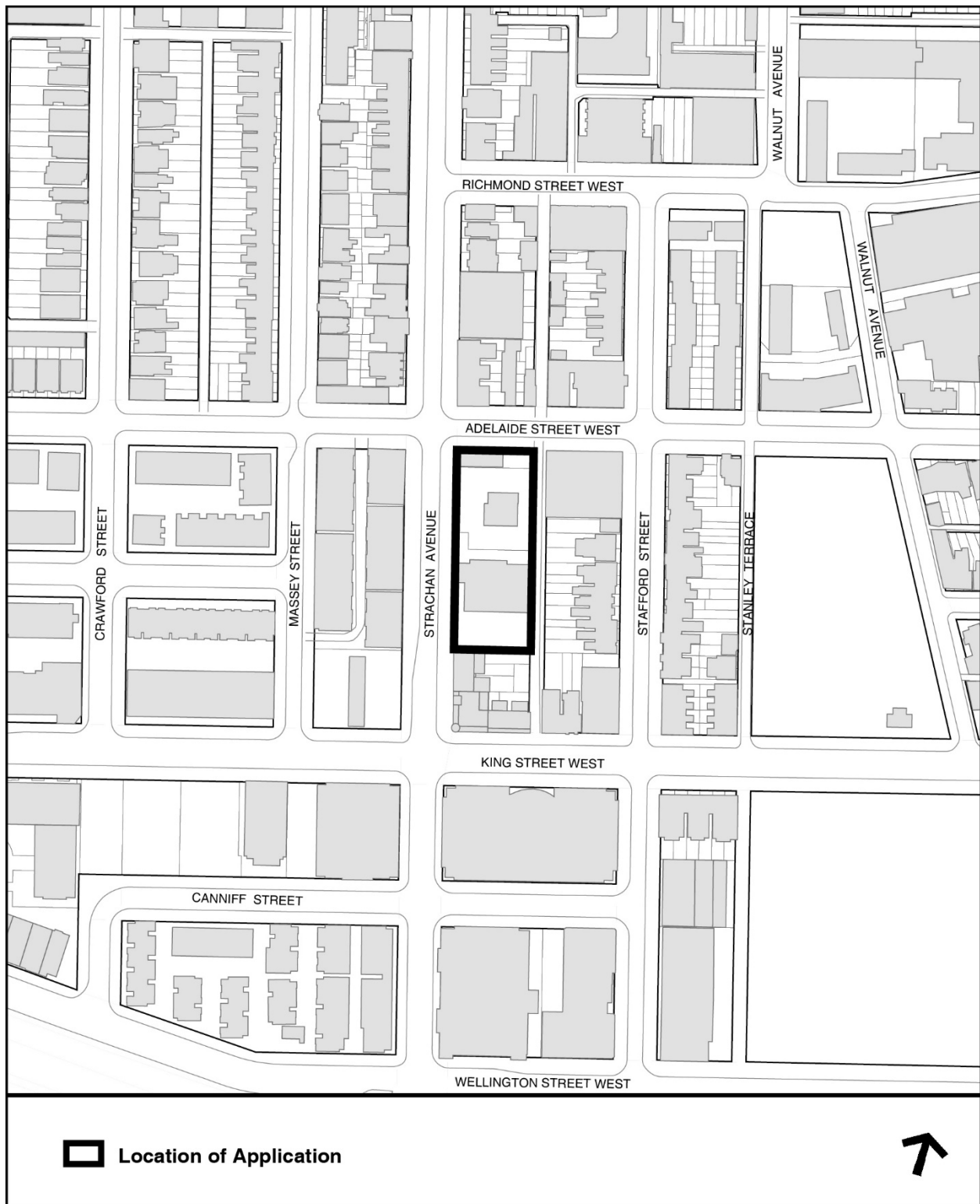
Attachment 4: Site Plan

Attachment 5: Official Plan Map

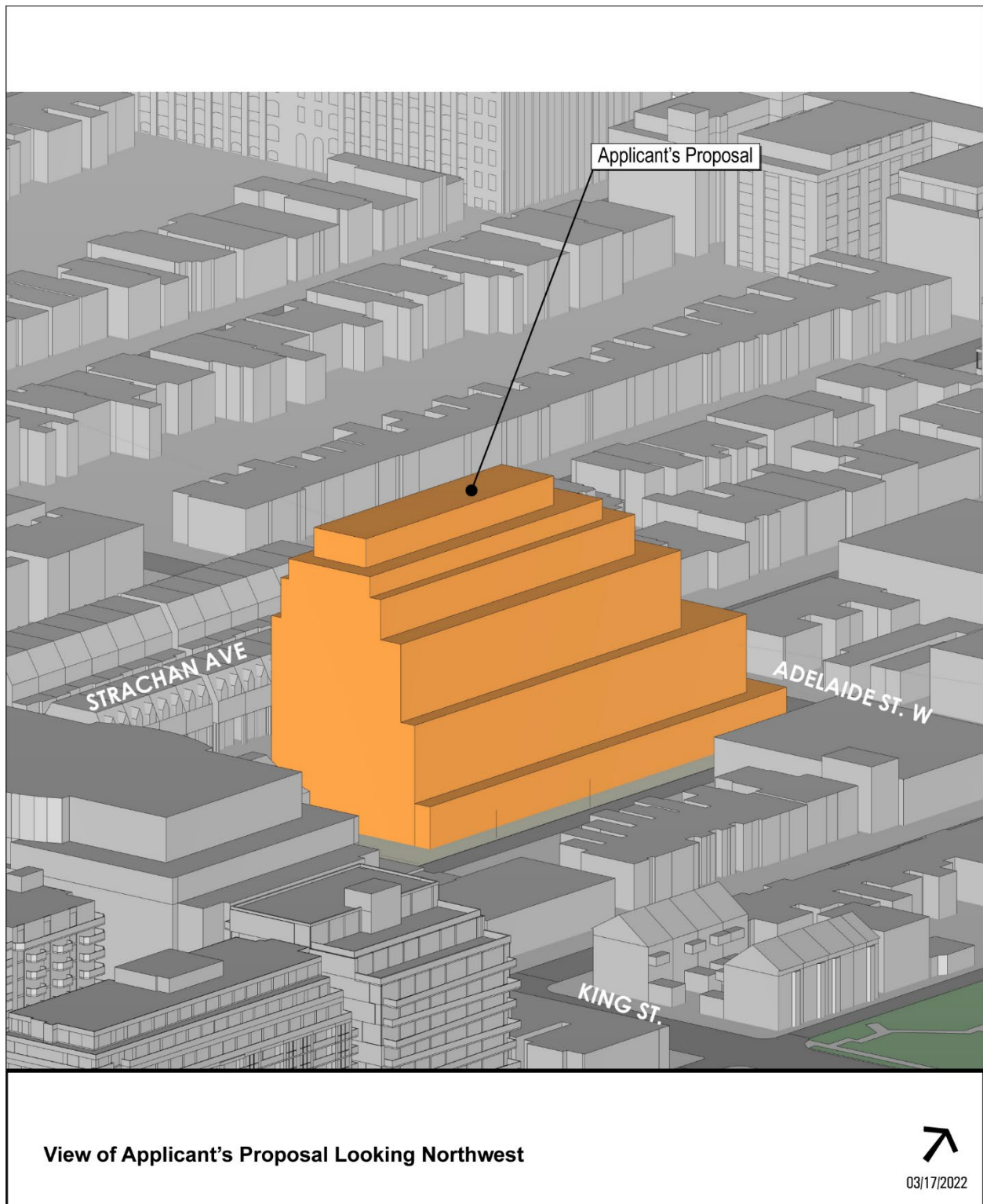
Attachment 6: Zoning By-law Map

Attachment 7: Application Data Sheet

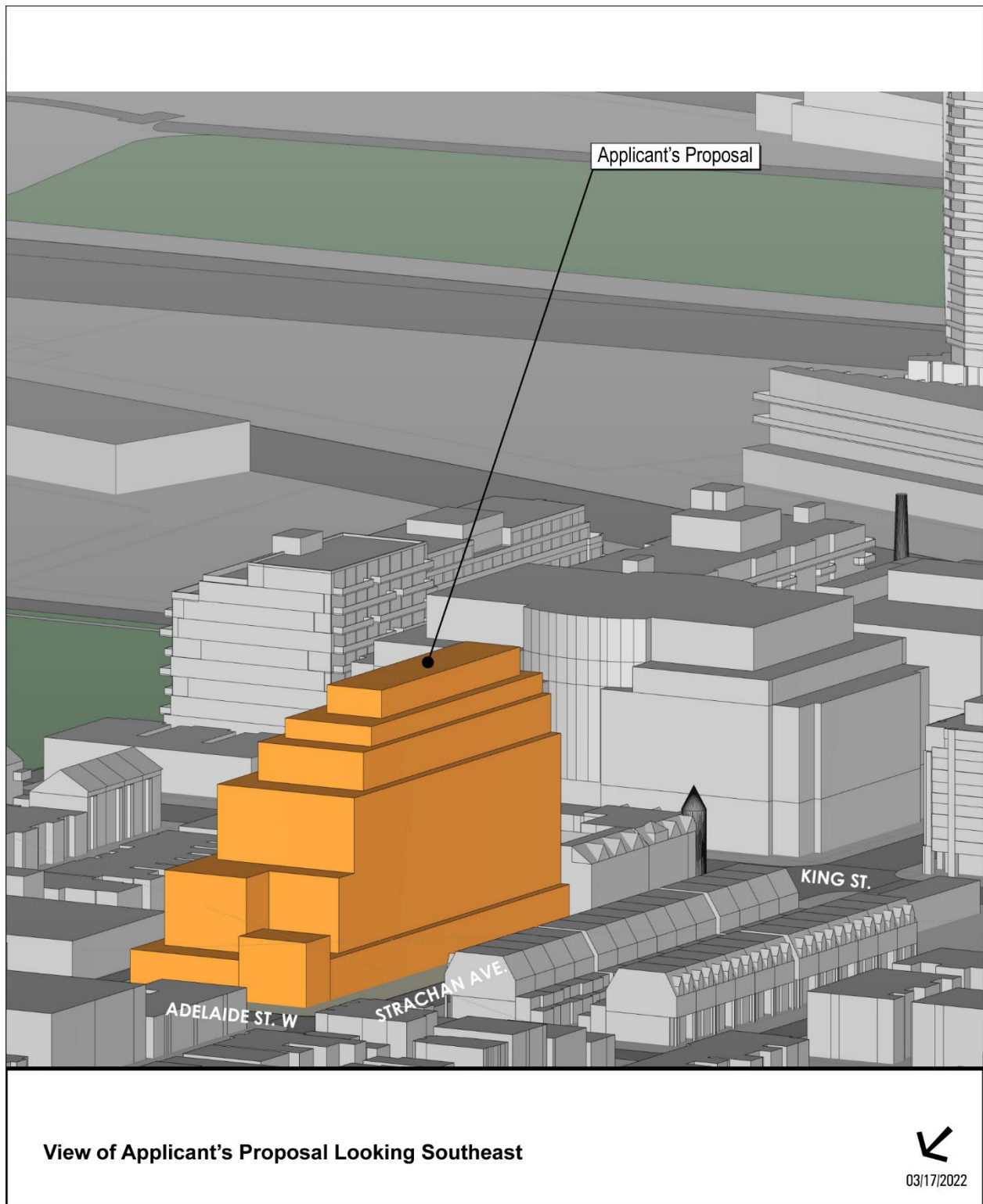
Attachment 1: Location Map



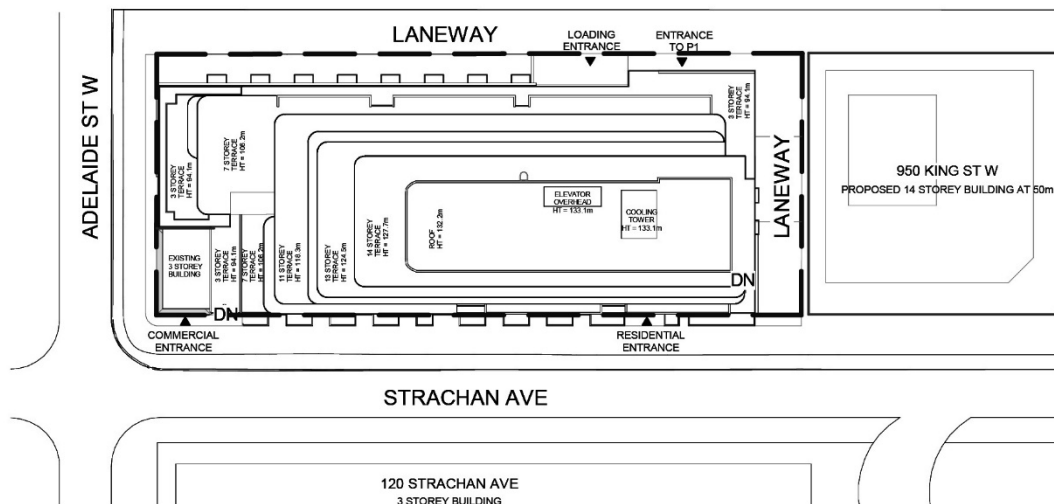
Attachment 2: 3D Model of Proposal in Context



Attachment 3: 3D Model of Proposal in Context



Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map #18

109-127 Strachan Avenue

File # 21 251437 STE 10 02



Location of Application

Neighbourhoods

Mixed Use Areas

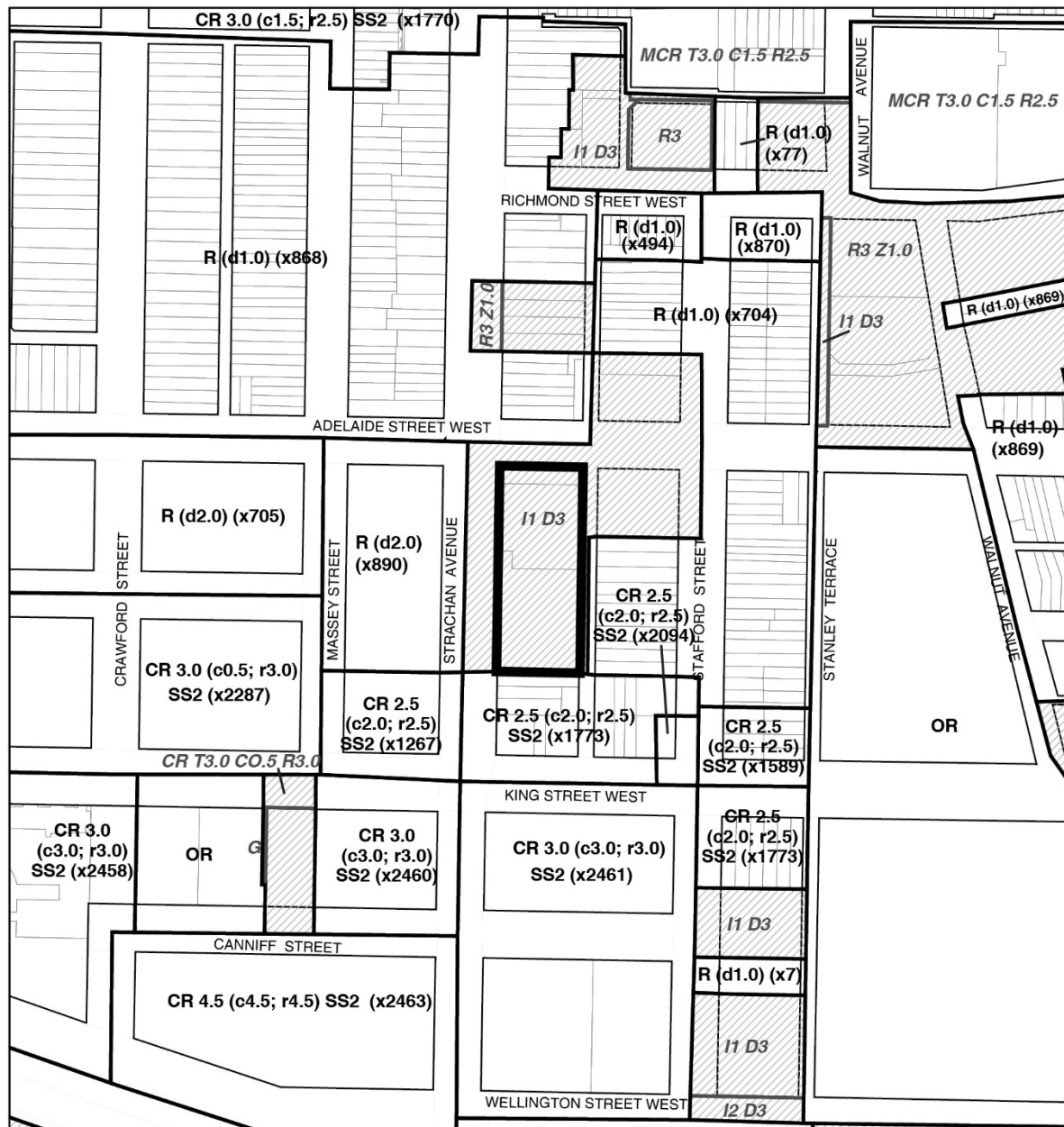
Parks

Utility Corridors



Not to Scale
Extracted: 01/04/2022

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

109-127 Strachan Avenue

File # 21 251437 STE 10 02



Location of Application

R
CR
E
OR

Residential
Commercial Residential
Employment Industrial
Open Space Recreation



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

R3
MCR
I2
G

Residential District
Mixed-Use District
Industrial District
Parks District



Not to Scale
Extracted: 01/04/2022

Attachment 7: Application Data Sheet

Municipal Address: 109-127 STRACHAN AVE Date Received: December 28, 2021

Application Number: 21 251437 STE 10 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning By-law amendment application to facilitate the redevelopment of the site for a 14 storey mixed-use building having a non-residential gross floor area of 339 square metres, and a residential gross floor area of 20,983 square metres. A Site Plan application is being processed concurrently. See 21 251435 STE 10 SA.

Applicant	Agent	Architect	Owner
MATTHEW YOUNG		IBI GROUP	1173044 ONTARIO LIMITED

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: Industrial I1 D3 Heritage Designation:

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 3,327 Frontage (m): 90 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,205			
Residential GFA (sq m):	1,500		20,983	20,983
Non-Residential GFA (sq m):	1,250		339	339
Total GFA (sq m):	2,750		21,322	21,322
Height - Storeys:			14	14
Height - Metres:			45	45

Lot Coverage Ratio (%): 0 Floor Space Index: 6.41

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	20,983	

Retail GFA: 339
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			314	314
Other:				
Total Units:			314	314

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	28	173	84	29	
Total Units:	28	173	84	29	

Parking and Loading

Parking Spaces: 143 Bicycle Parking Spaces: 323 Loading Docks:

CONTACT:

Tommy Karapalevski, Planner, Community Planning
 416-392-4336
Tommy.Karapalevski@toronto.ca