

1400 Gerrard Street East – Zoning By-law Amendment – Preliminary Report

Date: June 9, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 14 - Toronto-Danforth

Planning Application Number: 22 140740 STE 14 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application at 1400 Gerrard Street East to construct a seven-storey residential building with 19 residential and 2 commercial units. Staff are currently reviewing the application.

The application has been circulated to all appropriate agencies and City divisions 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 1400 Gerrard Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 meters 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 north side of Gerrard Street East, between Woodfield Road and Hiawatha Road. The site is approximately 333.5 square meters in size and fronts onto Gerrard Street East. The site has a public laneway to the north, and low-rise mixed-use buildings of residential and commercial uses to the east and south, and west. Further to the north and south of Gerrard Street East are established residential neighbourhoods of single and semi-detached dwellings.

Existing Use: A two-storey mixed-use building with residential and commercial uses.

Official Plan Designation: Mixed Use Areas

Zoning: The site is zoned Commercial Residential (CR 2.0 (C1.0;r2.0) SS2 (x1573)) under the City of Toronto Zoning By-law 569-2013. This zone category permits mixed-use buildings and apartment buildings to a maximum height of 12 meters and a density of two times the area of the lot.

THE APPLICATION

Notice of Complete Application Issued: At the time of writing, the application was under review to determine completion.

Description: A seven-storey (22.5 metres excluding the mechanical penthouse) mixed-use building. 1,407.3 square meters of residential and 128.9 square metres of commercial gross floor area (GFA) are proposed.

Density: 4.06 times the area of the lot.

Dwelling Units and Amenity Space: The proposed 19 dwelling units consist of six studio units, two one-bedroom units, eight two-bedroom units, one three-bedroom unit, and two four-bedroom units.

A total of 9.3 square metres of outdoor amenity space is proposed.

Retail: Two commercial units are proposed totalling 128.9 square metres of GFA.

Access, Parking and Loading:

Vehicular access to the site is from the public laneway to the north with two residential vehicular parking spaces are proposed.

26 bicycle parking spaces are proposed, comprised of six short-term and 20 long-term spaces.

No loading facilities are required for this development.

Additional Information:

See Attachments 2, 3 and 4 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=lqaqoaH4Px3mm5lwAXHGEg%3D%3D>

Reason for Application:

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 for performance standards including: building depth; building setbacks; building height and floor space index 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 has been submitted and is under review.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to 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 Growth Plan, 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:

- Appropriate height, density, massing and transitions, including setbacks in relation to the area's existing and planned low-rise context;
- The provision of high quality public realm and proper streetscaping;
- Shadow impacts on the surrounding properties and public realm;
- The provision of affordable housing;
- Determination of infrastructure capacity (transport, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Appropriate regard for applicable City guidelines, including the Mid-Rise Building Performance Standards;

- The applicant will be encouraged to pursue Tier 2, 3, or 4 of the Toronto Green Standard.

Additional Issues

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

NEXT STEPS

City 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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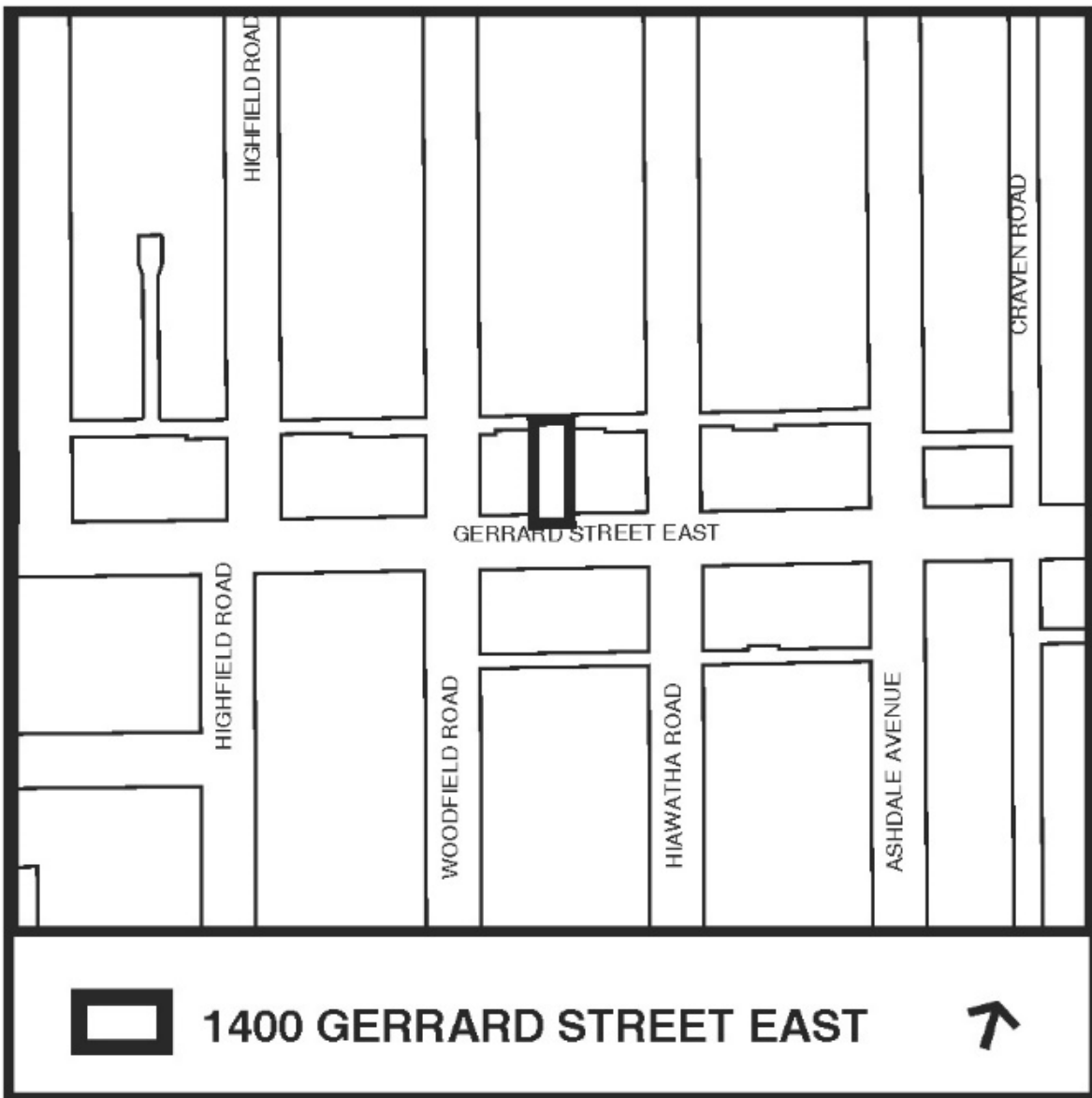
SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

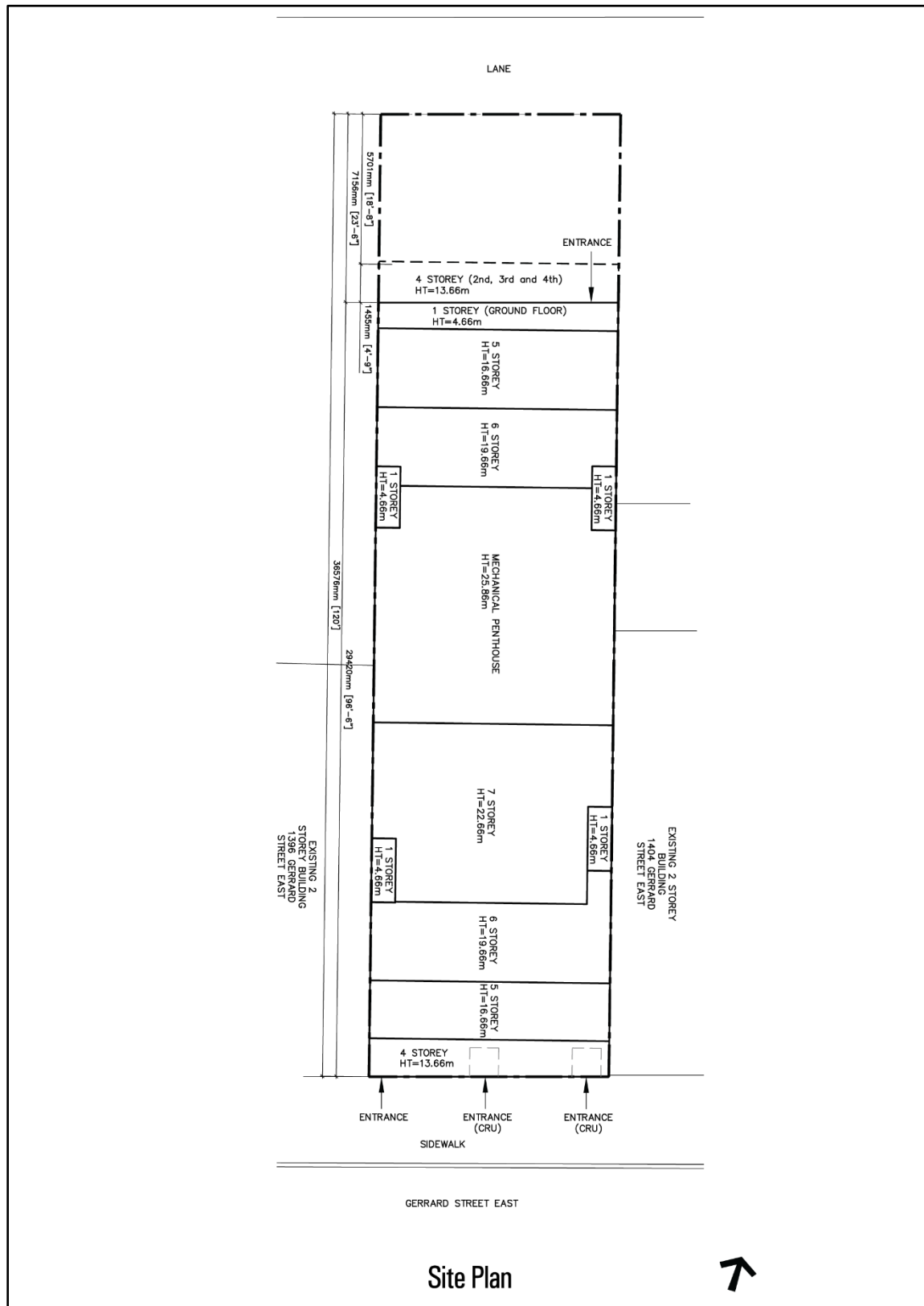
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Application Data Sheet
Attachment 1: Location Map



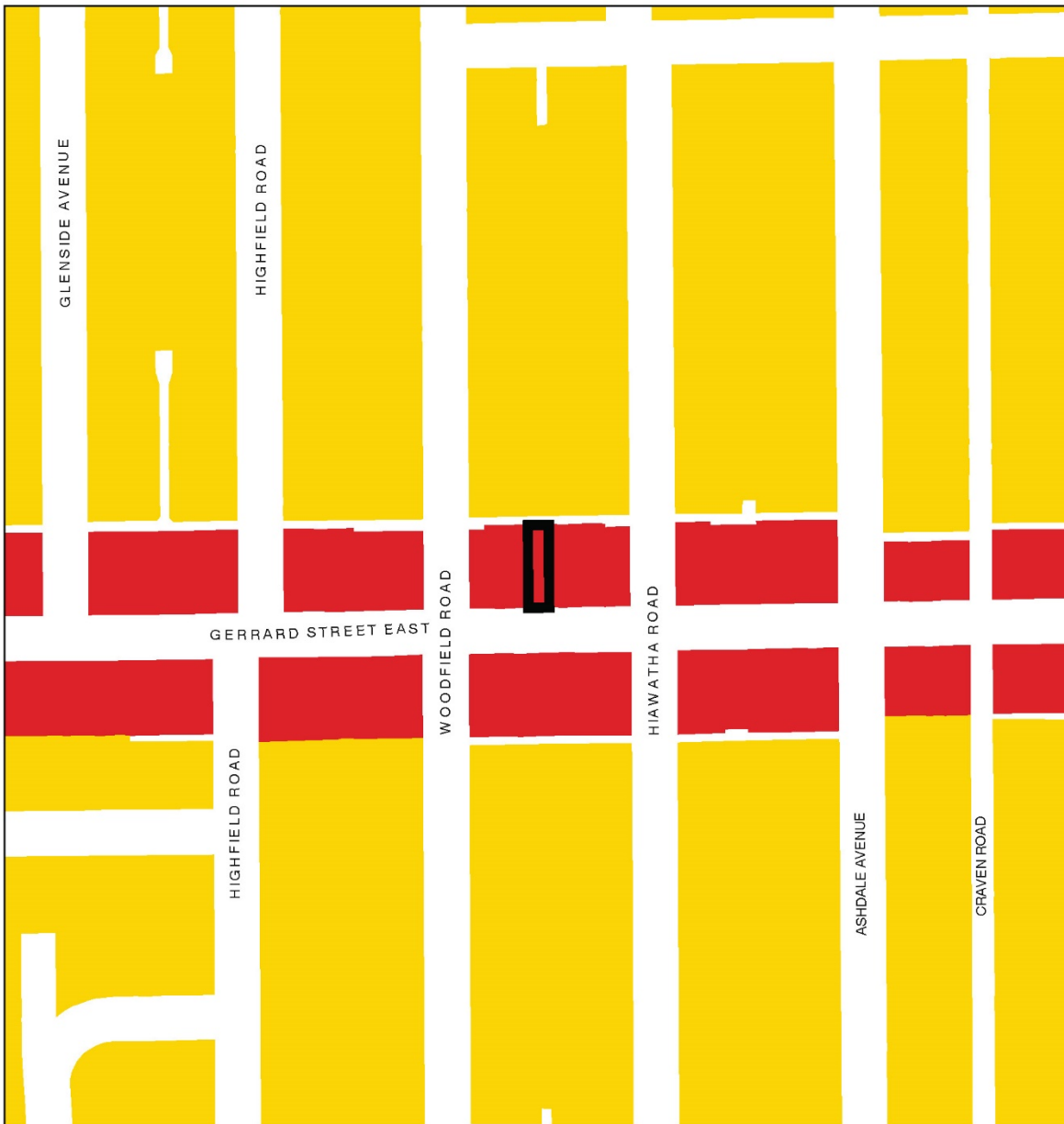
Attachment 2: 3D Model of Proposal in Context



Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #21

1400 Gerrard Street East

File # 22 140740 STE 14 0Z



Not to Scale
Extracted: 05/09/2022

APPLICATION DATA SHEET

Municipal Address: 1400 GERRARD ST E
Date Received: May 2, 2022
Application Number: 22 140740 STE 14 OZ
Application Type: OPA / Rezoning, Rezoning
Project Description: Rezoning to alter the existing mixed-use building containing 1 dwelling unit by constructing a 7-storey addition containing 18 new residential dwelling units.

Applicant	Agent	Architect	Owner
BOUSFIELDS		BRANDER ARCHITECTS	GERRARD WOODFIELD HOLDINGS INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 2.0 (c1.0; r2.0) SS2 (x1573)	Heritage Designation:
Height Limit (m):	12	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 334 Frontage (m): 9 Depth (m): 37

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			267	267
Residential GFA (sq m):			1,407	1,407
Non-Residential GFA (sq m):			129	129
Total GFA (sq m):			1,536	1,536
Height - Storeys:	2		7	7
Height - Metres:			23	23
Lot Coverage Ratio (%): 79.9		Floor Space Index:	4.61	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,322	85
Retail GFA:	90	39
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1		19	19
Freehold:				
Condominium:				
Other:				
Total Units:	1		19	19

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		6	2	8	3
Total Units:		6	2	8	3

Parking and Loading

Parking Spaces: 2 Bicycle Parking Spaces: 22 Loading Docks:

CONTACT:

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