

880-882 & 888 Eastern Avenue and 74-80 Knox Avenue - Zoning By-law Amendment Application – Decision Report - Approval

Date: May 2, 2023
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 14 - Toronto-Danforth

Planning Application Number: 21 136166 STE 14 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit a 12-storey (47.5 metres including mechanical penthouse) mixed-use building containing 180 dwelling units. The proposal results in an appropriate built form that fits with the existing and planned context of the surrounding area. Staff recommend that Council support approval of the application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 880-882 & 888 Eastern Avenue and 74-80 Knox Avenue, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to the report..
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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.

DECISION HISTORY

A Preliminary Report on the application was considered by Toronto and East York Community Council on June 24, 2021. The Toronto and East York Community Council decision is available here:

<https://secure.toronto.ca/council/#/advancedSearch;text=880%20Eastern>

THE SITE

Description: The site is a land assembly of properties bounded by Sears Street, Knox Avenue and Eastern Avenue to the north, east and south, respectively. It has an area of approximately 2,714 square metres with frontages of 50 metres on Sears Street, 49.79 metres on Knox Avenue and 48.8 metres on Eastern Avenue.

Existing Uses: Several single-storey buildings with light industrial uses, including an auto body workshop and printing facilities.

THE APPLICATION

Description: A 12-storey (47.5 metres including mechanical penthouse) mixed-use building containing 180 dwelling units and 198.4 square metres of non-residential gross floor area on the ground floor along Eastern Avenue.

Density: 4.99 times the area of the lot.

Dwelling Units: The proposed 180 dwelling units include 16 (9%) studio, 70 (39%) one-bedroom, 71 (39%) two-bedroom and 23 (13%) three-bedroom units.

Amenity Space: The proposal provides more than two square metres each of both indoor and outdoor amenity space per unit, for a total of 360 square metres of indoor and 482 square metres of outdoor amenity space.

Parking, Bike Parking and Loading: A total of 64 vehicular and 183 bicycle parking spaces are proposed in one level of underground parking. Vehicular access will be from Sears Street, as detailed further in this report. One Type 'G' loading space is proposed, located in the interior of the site with access from Sears Street.

Additional Information: See Attachments 1, 2, 6 and 7-8 of this report for the Application Data Sheet, location map, site plan of the proposal and three-dimensional representations, 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://www.toronto.ca/880EasternAve>

Reasons for the Application: The Zoning By-law Amendment proposes to vary performance standards including: building height, building setbacks, floor space index and parking and loading space requirements, as well as to permit residential uses within the Industrial Zone of former City of Toronto Zoning By-law 438-86.

Site Plan Control: The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted and is under review.

Agency Circulation: The application, together with the reports/studies submitted in support of the application, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to Provincial Plans.

Official Plan Designation: Mixed Use Areas. See Attachment 3 of this report for the Official Plan Land Use Map.

Zoning: The site is zoned I1 D2 under Zoning By-law 438-86 with a height limit of 14 metres and a density limit of 1.0 times the area of the lot. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines: The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards;
- Pet Friendly Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting;
- Retail Design Manual and
- Toronto Accessibility Design Guidelines.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard: The Toronto Green Standard (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 TGS. The TGS can be found here:
<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on February 23, 2022. At the meeting City staff and the applicant's team gave presentations on the site and surrounding area, the existing planning framework, and the proposed development. Following the presentations, City staff led a question and answer format discussion. Comments and questions included:

- Height and density of the proposal;
- Shadow and wind impacts;
- Traffic impacts to the surrounding area;
- Appropriateness of vehicular access from Sears Street versus Eastern Avenue;
- Affordability and tenure of the proposed residential units; and
- Construction timelines and construction management.

The issues raised through community consultation have been considered through the review of the application.

COMMENTS

Provincial Land-Use Policies

Staff's review of this application has had regard for the relevant matters of Provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS and conformity with the Growth Plan. Staff find the proposal to be consistent with the PPS and in conformity with the Growth Plan.

Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan. In addition to new street trees and landscaping along Eastern and Knox Avenues, the public realm is improved and expanded on all public frontages.

The proposed building has a curb-to-building face setback of six metres along Eastern Avenue and 5.28 metres along Knox Avenue, meeting the Mid-Rise Building Performance Standards and also providing space for a generous sidewalk and adjacent landscape. A total of 11 new street trees and areas for soft landscaping are proposed along Eastern and Knox Avenues.

The proposed building is also set back 1.72 metres from Sears Street, which has a 6 metre right of way and functions as a lane. This setback provides for an appropriate pedestrian zone for people moving along the lane alongside the vehicular path of travel, and also space for the townhouse units with grade access to have safe entry space and fronting planters.

The Building

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to the built form and massing that is appropriate within Mixed Use Areas. Furthermore, the proposal meets the intent of the Mid-Rise Building Performance Standards.

The proposal is designed with three massing components. The first component is a 12-storey (47.5 metres including mechanical penthouse) taller portion with a 3.5-storey (14.22 metres) base building along Eastern Avenue. The second component are two nine-storey (25.95 metres) 'wings' that extend from the taller component along the western side of the site and Knox Avenue that frame an interior courtyard. The third component is a four-storey (13.6 metres) low-rise block along Sears Street.

In order to create appropriate street walls that fit within the existing context, the massing is stepped back from the setbacks from the public streets. The 12-storey taller portion is stepped back three metres from the street wall at the fourth storey along Eastern Avenue. The 'wing' along Knox Avenue is stepped back by two metres at the fourth storey, and along Sears Street are two stepbacks of 7.65 metres at the fourth storey and 13.3 metres at the seventh storey.

The proposal is appropriate for the site and fits within the planned and existing contexts. The building massing is generally contained within a 45-degree angular plane from the property line measured across Sears Street. It provides adequate transition from the taller built form in Mixed Use Areas at the south to Neighbourhoods to the north.

Shadow

The applicant submitted a Shadow Study that shows the extent of the shadowing from the proposal on the spring and fall equinoxes (March 21 and September 21) and the summer and winter solstices (June 21 and December 21). The shadow resulting from the proposal is acceptable. The proposal adequately limits shadow impacts on adjacent Neighbourhoods lands and does not shadow any parks or open spaces.

Wind

A Pedestrian Level Wind Study was submitted in support of the application. The study indicates that all areas at grade will be suitable for their intended uses throughout the year. City Planning staff have reviewed the Pedestrian Level Wind Study and are satisfied with its assessment, conclusions and recommendations.

Mobility

A Transportation Impact Study was submitted to assess the traffic impact, access and parking and loading arrangements for this proposal. The development is estimated to generate up to 30 vehicular trips (inbound and outbound combined) in peak hours. A total of 64 vehicular and 183 bicycle parking spaces are proposed. There is one level of underground parking proposed. One Type 'G' loading space is proposed, located in the interior of the site with access from Sears Street.

City staff have requested that the applicant provide all vehicular access via a driveway off Sears Street, rather than Eastern Avenue. A number of residents at the community consultation meeting preferred access be from Eastern Avenue, as they were concerned about additional traffic volumes traversing Knox Avenue to reach Sears Street. Drawing access from Sears allows for a continuous and uninterrupted public realm along Eastern Avenue. This would be safer for pedestrians and result in additional areas for tree planting.

Vehicular access off Sears Street would also better manage the flow of traffic using the existing street network. and follow the City's Road Classification System, which prioritizes lower-order roads/lanes for access and higher-order roads for traffic movement.

With access off Sears Street, drivers exiting to Eastern Avenue will be able to use the existing signalized intersection at Knox Avenue, increasing safety for all road users. The surrounding network of one-way streets also provides a logical circulation pattern with access to and from both Eastern Avenue and Queen Street East using Laing Street and Knox Avenue, spreading site traffic so the impact on each surrounding street will be minimal.

Unit Mix

The Growing Up Guidelines indicate that a building should provide a minimum of 25% large units, of which 10% should be three-bedroom units, and 15% should be two-bedroom units. The proposed development exceeds these requirements with the provision of 71 (39%) two-bedroom and 23 (13%) three-bedroom units.

Live-work Units

Live-work units, permitting both residential and commercial uses, have been proposed along Eastern Avenue. In order to further meet the intent and character of Mixed Use Areas in the Official Plan, the zoning by-law amendment for this proposal permits both residential and commercial uses in all residential units that have direct pedestrian access to a sidewalk, which includes the residential units along Knox Avenue and Sears Street.

Amenity Space

The proposal provides the required amount of indoor amenity space (360 square metres) as required in the Zoning By-law. This space is located on the 12th floor of the tower portion of the building. The proposal provides a generous amount of outdoor amenity space in excess of the requirement of the Zoning By-law (482 square metres) with open-air courtyard on the second floor and outdoor amenity spaces on the fourth floor.

Parkland

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through an off-site dedication. If the Owner has demonstrated, to the satisfaction of the General Manager, Parks, Forestry & Recreation, that the pursuit of an off-site parkland dedication has not been successful, a payment of cash-in-lieu of parkland will be required. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. Payment will be required prior to the issuance of the first above grade building permit.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, including the Functional Servicing and Stormwater Management reports to be revised and submitted to the City for review and acceptance prior to final Site Plan Approval, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of an investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

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 applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, and applicable guidelines. Staff are of the opinion that the proposal is consistent with the PPS and conforms with the Growth Plan. Furthermore, the proposal conforms with the intent of the Official Plan, and will result in a built form which provides an appropriate relationship to the surrounding area. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

Willie Macrae, BA, MES, MCIP, RPP
Acting Director, Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: 3D Model of Proposal in Context - Northwest
- Attachment 8: 3D Model of Proposal in Context - Southeast

Attachment 1: Application Data Sheet

Municipal Address: 880-882 EASTERN AVE Date Received: April 6, 2021

Application Number: 21 136166 STE 14 OZ

Application Type: Rezoning

Project Description: Proposal for a 12-storey mixed-use building having a non-residential gross floor area of 198.4 square metres, and a residential gross floor area of 13,341.2 square metres. A total of 180 residential dwelling units are proposed.

Applicant	Agent	Architect	Owner
TAS Impact Developments		SvN	880EA CORP.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: I1 D2 Heritage Designation:

Height Limit (m): 14 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,714 Frontage (m): 50 Depth (m): 54

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,464		1,958	1,958
Residential GFA (sq m):			13,341	13,341
Non-Residential GFA (sq m):	1,610		198	198
Total GFA (sq m):	1,610		13,540	13,540
Height - Storeys:	2		12	12
Height - Metres:	28		47.5	47.5

Lot Coverage Ratio (%): 72.16 Floor Space Index: 4.99

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	13,307	35
Retail GFA:	198	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			180	180
Freehold:				
Condominium:				
Other:				
Total Units:			180	180

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	16	70	71	23	
Total Units:	16	70	71	23	

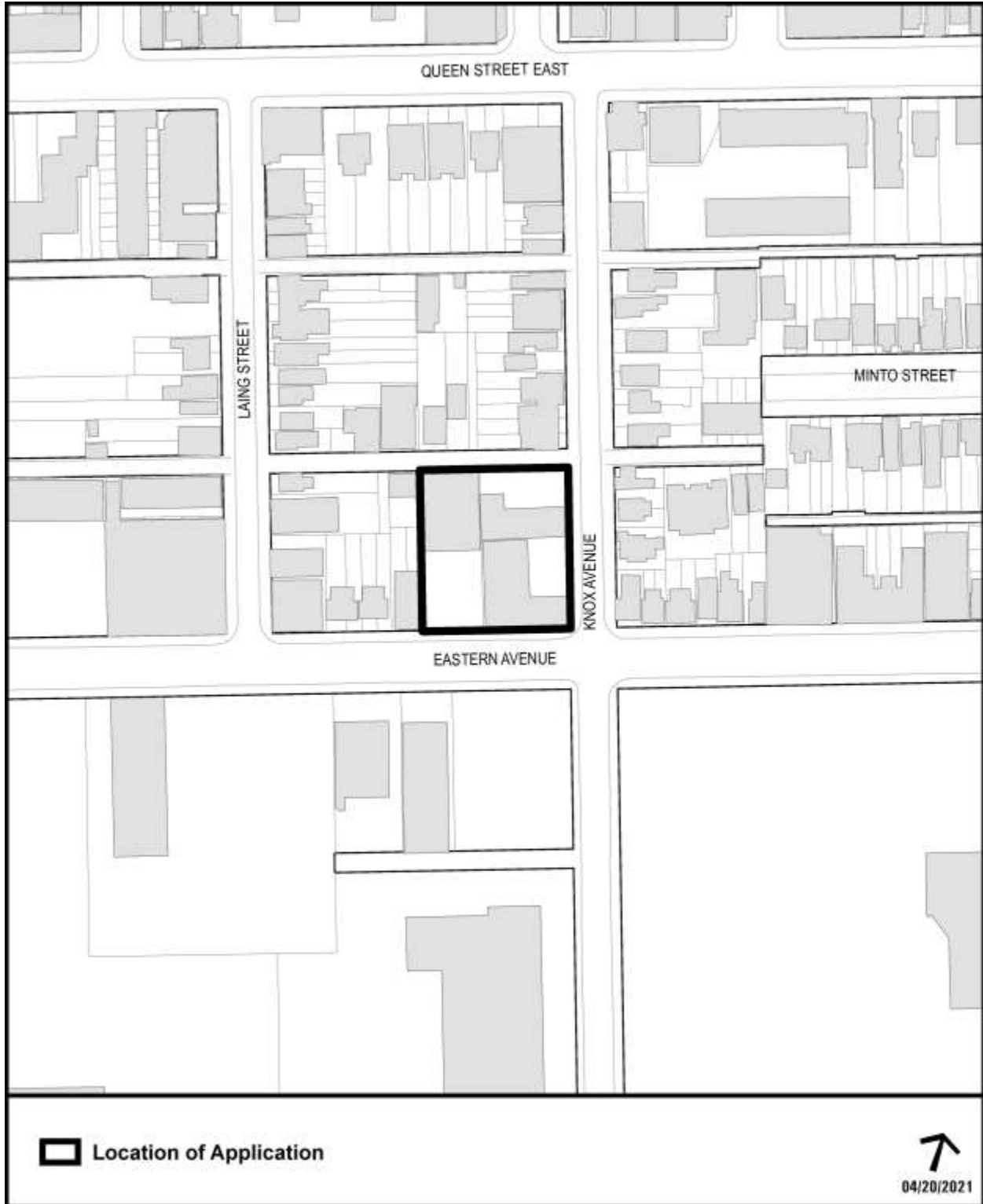
Parking and Loading

Parking Spaces:	64	Bicycle Parking Spaces:	183	Loading Docks:	1
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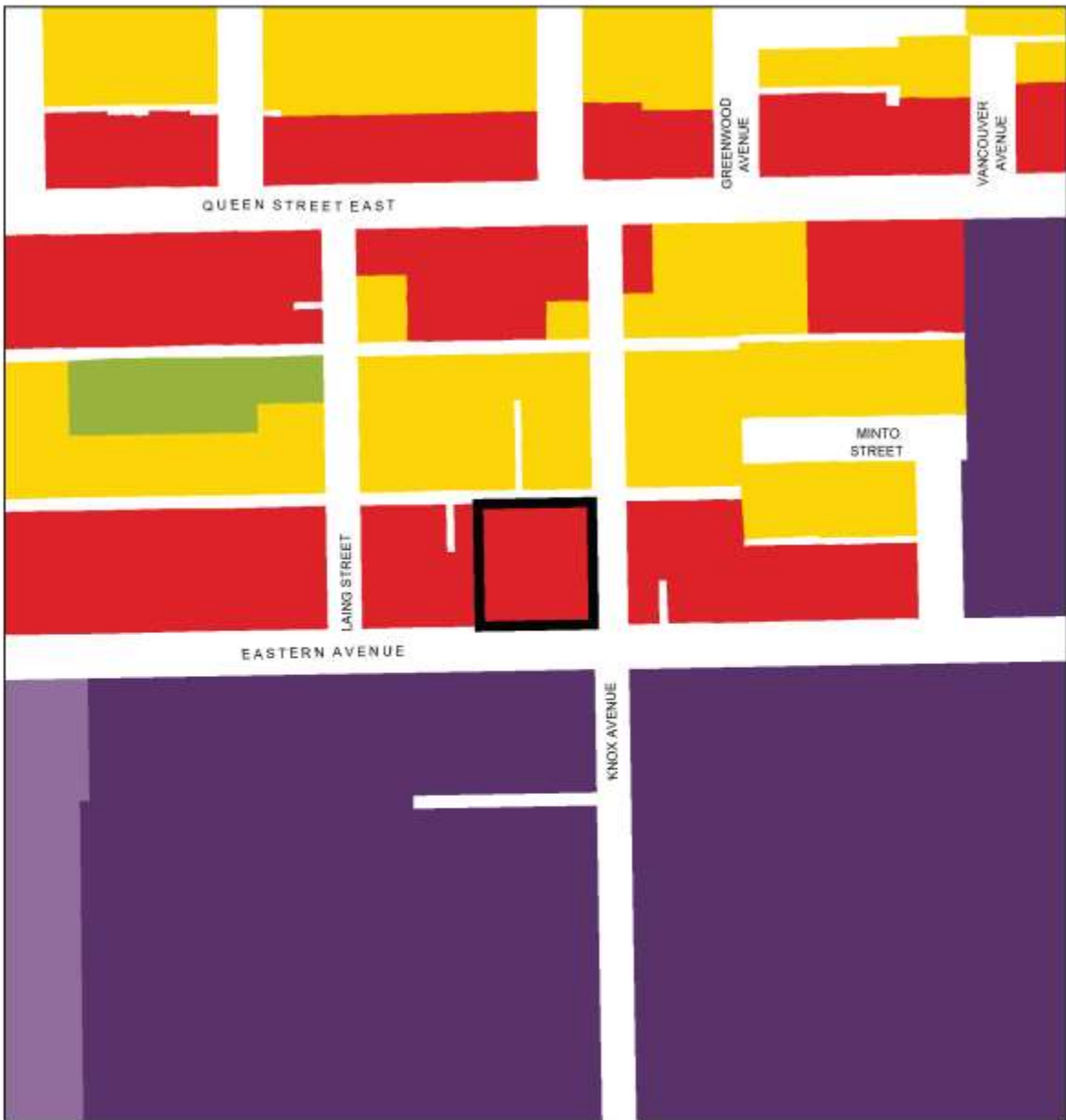
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #21

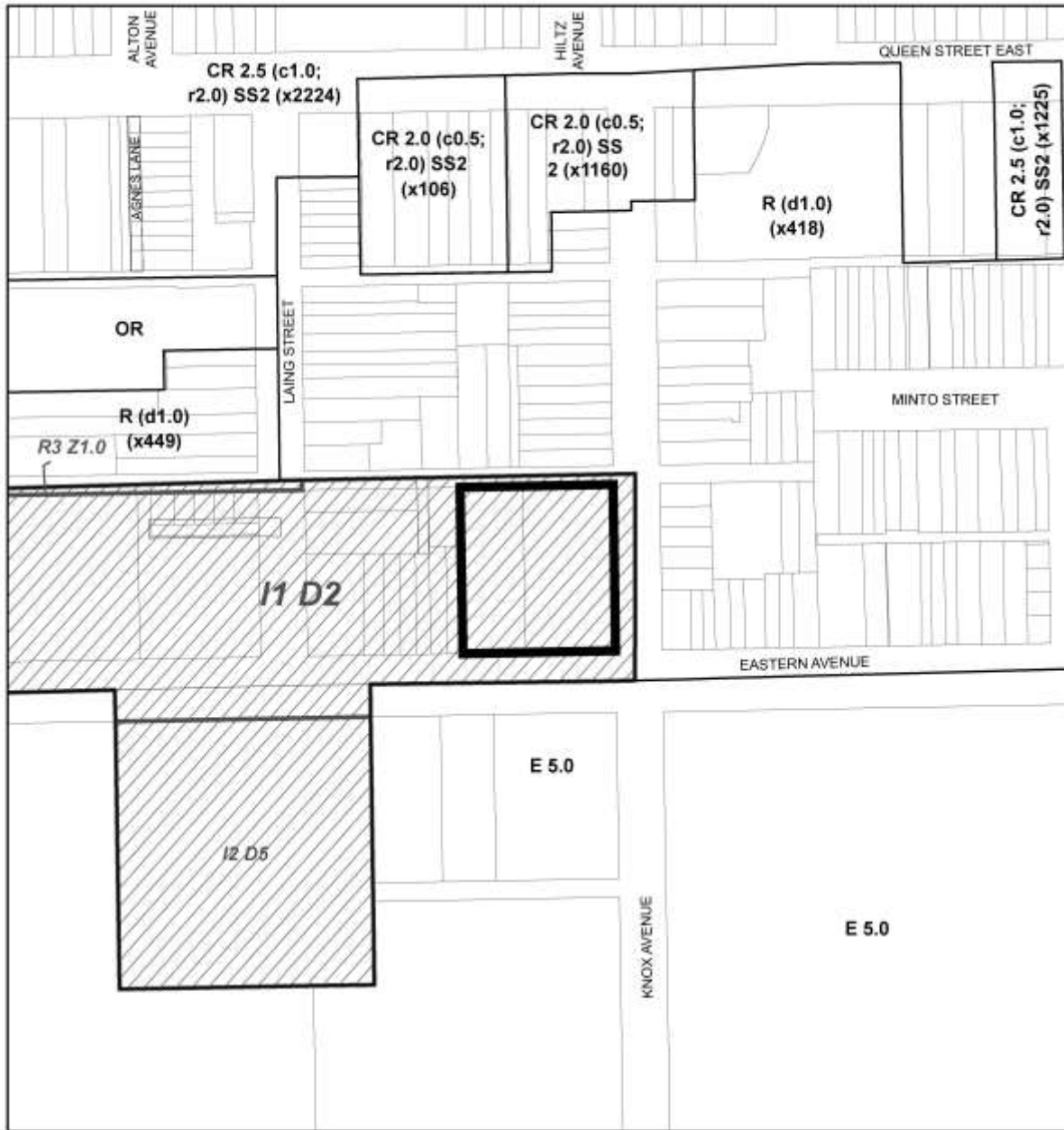
880-882, 888 Eastern Ave & 74-80 Knox Avenue

File # 21 136166 STE 14 02

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


 Not to Scale
 Extracted: 04/12/2021

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

880-882, 888 Eastern Ave & 74-80 Knox Avenue

File # 21 136166 STE 14 0Z



Location of Application

R Residential
CR Commercial Residential
E Employment Industrial
OR Open Space Recreation



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

R3 Residential District
I1 Industrial District
I2 Industrial District



Not to Scale
Extracted: 05/19/2021

Attachment 5: Draft Zoning By-law Amendment

City of Toronto By-law #####-2023

Authority: Toronto and East York Community Council Item ###, as adopted by City of Toronto Council on ~, 20~

CITY OF
TORONTO

Bill No. ~

BY-LAW #####-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 880-882 & 888 Eastern Avenue and 74-80 Knox Avenue.

Whereas authority is given to Council of the City of Toronto under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act; and

The Council of the City of Toronto enacts:

The lands subject to this By-law are municipally known in the year 2023 as 880-882 & 888 Eastern Avenue and 74-80 Knox Avenue, as outlined by heavy black lines on Diagram 1 attached to this By-law.

The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 5.25 (c0.17; r5.25) (x860) SS2 as shown on Diagram 2 attached to this By-law.

Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this Bylaw.

Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 14.0 as shown on Diagram 4 attached to this Bylaw.

Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, with no label, as shown on Diagram 5 attached to this By-law.

Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, with no label, as shown on Diagram 6 attached to this By-law.

Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 860 so that it reads:

Exception CR (860)

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site-Specific Provisions:

On 880-882 & 888 Eastern Avenue and 74-80 Knox Avenue none of the regulations of By-law 569-2013 prevent the erection or use of a mixed use building if it complies with By-law #####-2023.

Despite Regulations 40.5.40.10 (1) and (2), the height of a building or structure is the distance between Canadian Geodetic Datum elevation of 76.89 metres and the highest point of the building or structure,

Despite Regulation 40.5.40.40 (3), the total gross floor area of the buildings and structures must not exceed a maximum of 14,250 square metres.

Despite Regulation 40.10.40.10 (2), the permitted maximum height of a building or structure is the number of metres following the letters "HT" as shown on Diagram 7 of By-law XXXX-2023.

Despite Regulations 40.10.20.10(1) and 40.10.20.20(1), the following uses are permitted without conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

custom workshop;
retail service; and
retail store.

Despite Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A) commercial uses with direct pedestrian access to a sidewalk may contain residential dwelling units if the dwelling units are ancillary to the main commercial use permitted in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A).

Despite Regulation 40.10.40.1 (1), in a mixed use building the dwelling units may be located on the first storey.

Despite Regulation 40.10.40.10(5), the minimum height of the first storey, as measured between the floor of the first storey and the ceiling of the first storey, is 2.65 metres along Knox Avenue and Sears Street.

Despite Regulations 40.5.40.10 (4) and (5), and D above, the following equipment and structures may project beyond the permitted maximum height as shown on Diagram 7 of By-law XXXX-2023:

equipment used for the functional operation of the building including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys and vents, by a maximum of 6.6 metres;

structures that enclose, screen or cover the equipment, structures and parts of a building listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.6 metres;

structures on any roof used for indoor or outdoor amenity space or open air recreation, vestibules providing access to outdoor amenity space, by a maximum of 6.6 metres; and

architectural features, parapets, elements and structures associated with a green roof, and elements associated with photovoltaic solar energy and thermal solar energy devices, by a maximum of 2.0 metres.

Despite Regulation 40.5.40.10(5), equipment, structures or parts of a building exceeding the permitted maximum height for a building, as shown on Diagram 7, must comply with the following:

the total area of all equipment, structures, or parts of a building may cover no more than 73% of the area of the roof, measured horizontally; and

if any equipment, structures, or parts of a building are located within 6.0 metres of a lot line abutting a street, their total horizontal dimension, measured parallel to the street, may not exceed 71.5% of the width of the building's main walls facing that street.

Despite Clause 40.10.40.60 (1) to (2) and (5), (7) and (8), , the following elements may encroach into the required minimum building setbacks and main wall separation distances as follows:

eaves, cornices, lighting fixtures, fences and safety railings, wheelchair ramps, , , cladding, canopy, , frames, underground garage ramps, walkways, window washing equipment, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, by a maximum of 3.0 metres;

ii. platforms such as balconies, by a maximum of 2.5 metres.

Despite Regulation 40.10.90.40 (1) and 40.10.100.10(1), vehicle access is permitted to be taken from a Major Street (Eastern Avenue).

Despite Regulation 200.5.10.1(1), and Table 200.5.10.1 parking spaces shall be provided in accordance with the following:

a maximum of 0.32 residential occupant parking spaces for each dwelling unit;

a maximum of 2 plus 0.05 residential visitor parking spaces for each dwelling unit; and

no parking spaces will be required for the exclusive use of the non-residential uses.

Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of five percent (5%) of the total number of parking spaces provided on the lot may have a minimum width of 2.6 metres, if obstructed on one or both sides.

Despite Regulation 200.15.10(1), a minimum of 3 accessible parking spaces shall be provided on the lot.

Despite Regulation 200.5.1(3), the minimum width of a drive aisle is 5.5 metres.

For each car-share parking space provided, the minimum number of resident parking spaces may can be reduced by up to 4 parking spaces, subject to the following:

“car share” or” car-sharing” means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and

“car share parking” means a parking space that is reserved and actively used for car-sharing.

Despite Regulation 230.5.10.1(5), bicycle parking space requirements for dwelling units in an apartment building or a mixed-use building shall be provided and maintained in accordance with the following requirements:

0.9 "long-term" bicycle parking space for each dwelling unit; and

0.1 "short-term" bicycle parking space for each dwelling unit.

Despite Regulation 230.5.1.10(4) a stacked bicycle parking space may have a minimum width of 0.45 metres.

Prevailing By-laws and Prevailing Sections

NONE

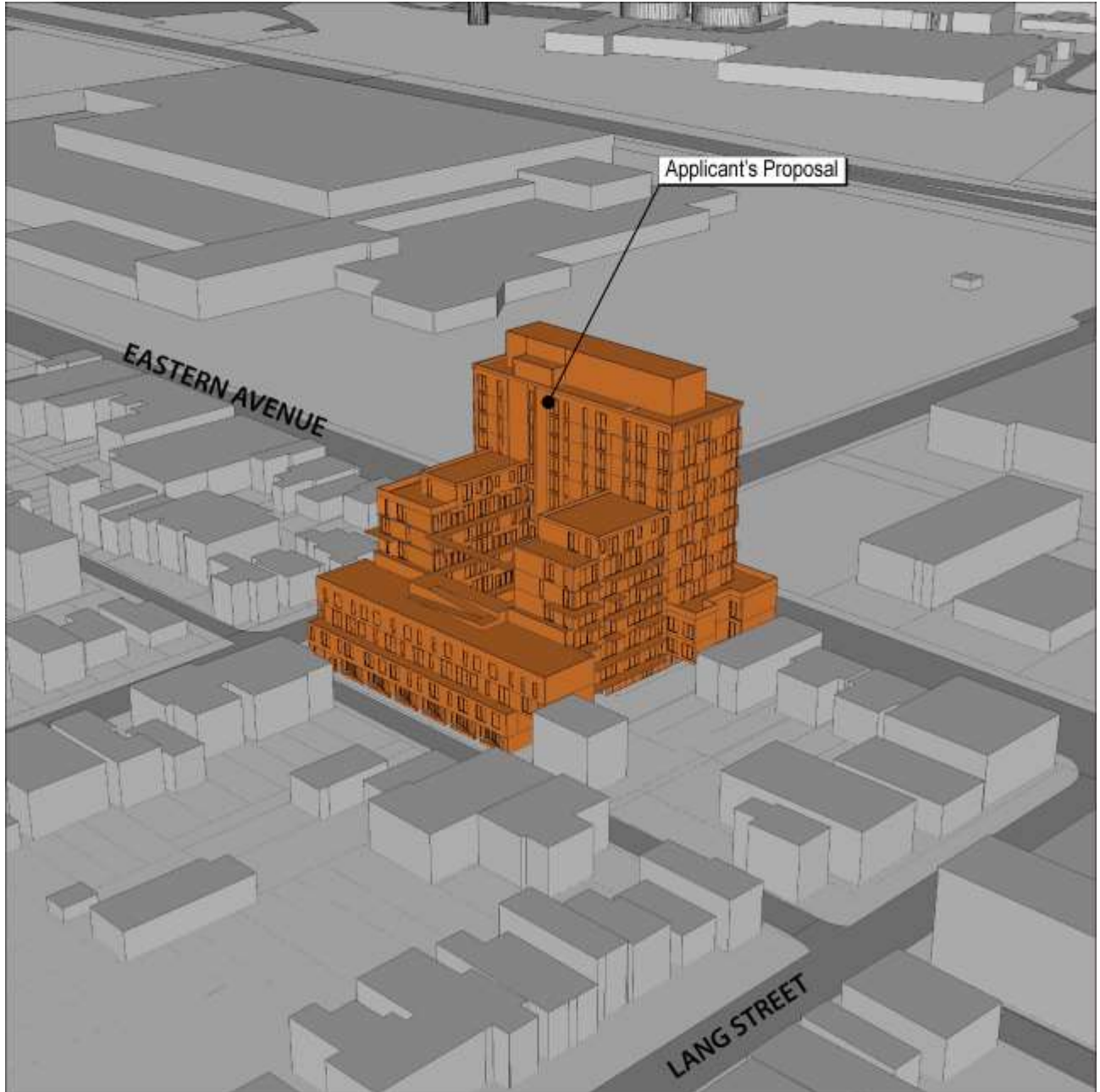
Despite any severance, partition or division of the lands, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division had occurred.

Enacted and passed on ~, 20~.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

Attachment 7: 3D Model of Proposal in Context - Northwest



View of Applicant's Proposal Looking Southeast

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04/21/2021

Attachment 8: 3D Model of Proposal in Context - Southeast



View of Applicant's Proposal Looking Northwest



04/21/2021