



STAFF REPORT ACTION REQUIRED

1580 Avenue Road - Zoning Amendment Application - Preliminary Report

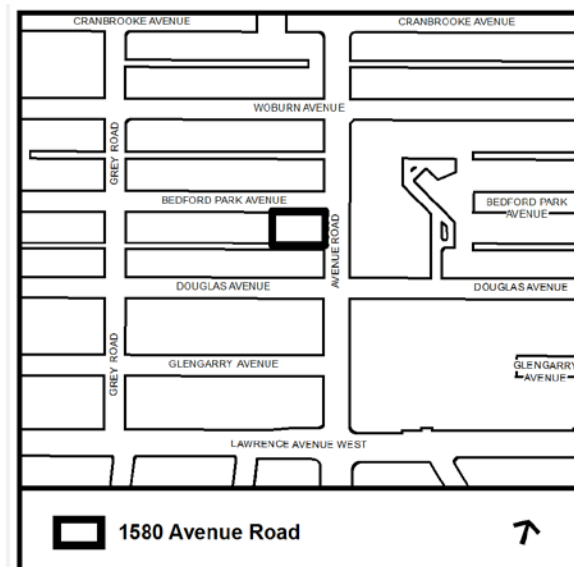
| | |
|--------------------------|---|
| Date: | May 26, 2016 |
| To: | North York Community Council |
| From: | Director, Community Planning, North York District |
| Wards: | Ward 16 – Eglinton-Lawrence |
| Reference Number: | 16 140646 NNY 16 OZ |

SUMMARY

This application proposes to amend the former City of North York Zoning By-law 7625 and City-wide Zoning By-law 569-2013 for the lands at 1580 Avenue Road, to permit a 7-storey (24.7 metres exclusive of mechanical penthouse) mixed-use development containing 70 residential units, 725 square metres of commercial space at-grade and 7575 square metres of residential gross floor area, a density of 3.93 times the area of the lot and 129 vehicular parking spaces on 3 levels below grade.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff anticipate submitting a final report in the first quarter of 2017. This target date assumes that the applicant will provide all required information in a timely manner and address all outstanding issues.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1580 Avenue Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2007 the City of Toronto initiated an 'Avenue' study for Avenue Road from Lawrence Avenue to Wilson Avenue. The Official Plan provides for Avenue studies that develop, in consultation with the local community, zoning regulations and urban design guidelines to provide a framework for future growth and initiatives to improve the public realm and necessary services.

The final staff report for the Avenue study was adopted by City Council in December 2009 and subsequently approved by the Ontario Municipal Board in May 2010. The implementation of the study included an amendment to the North York Zoning By-law 7625 to create a new zoning regime suited to this Avenue segment, an amendment to the Official Plan and former City of Toronto Zoning By-law to recognize an existing ravine park and urban design guidelines to guide development on this portion of Avenue Road. The subject property was reviewed through the study and included in the new implementing 'Avenue' study Zoning By-law.

Zoning By-law Amendments 236-2016 and 237-2016, to clarify the text related to a building setback of 2 metres above the second storey for buildings flanking a public street, were approved on March 10, 2016 by City Council. The web link to the staff report can be found at: <http://www.toronto.ca/legdocs/mmis/2016/ny/bgrd/backgroundfile-90590.pdf>

Pre-Application Consultation

Two pre-application consultation meetings were held on September 10 and December 21, 2015. Matters discussed included; vehicular and residential access, consolidation of the adjacent unopened public lane, angular plane, setbacks, and the existing water table. In addition, staff worked with the applicant to identify complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes to demolish the existing one-storey commercial building (The Beer Store) at 1580 Avenue Road and to construct a 7-storey mixed-use residential building. The building would be 24.7 metres in height (exclusive of mechanical penthouse and stairwell access to private roof top outdoor amenity space) and provide stepping back and terracing from the residential properties to the west. A total of 725 square metres of commercial space is proposed on the ground floor including a replacement of The Beer Store. The proposed commercial ground floor height is approximately 5.2 metres along Avenue Road and the residential lobby along Bedford Park Avenue is approximately 4.95 metres.

With the proposed removal of the vehicle layby on Avenue Road, the sidewalk width would be approximately 4.81 metres wide and within this area would be a row of street trees. Proposed is a layby on Bedford Park Avenue approximately up to 2.75 metres in width, 33 metres in length and located 40 metres west of Avenue Road. The layby is intended to serve the residential building tenants.

Vehicular access to the site would be from a single two-way driveway on Avenue Road, at the southeast corner of the site. Pedestrian access to the commercial uses in the building would be from Avenue Road at the north-east corner of the site and pedestrian access to the residential uses would be from Bedford Park Avenue at the north-west corner of the site. Proposed are 2 loading spaces; 1 Type 'B' and 1 Type 'G' at ground level internal to the development.

Site Statistics

| | |
|--|--|
| Residential Gross Floor Area | 7575 m ² |
| Commercial Gross Floor Area | 725 m ² |
| Total Gross Floor Area | 8,300 m ² |
| Floor Space Index | 3.93 |
| Residential Units (condominium tenure) | 70 units in total 29 (1-bedroom units) (41%) 32 (2-bedroom units) (46%) 9 (3-bedroom units) (13%) |
| Indoor Amenity Space (2 nd level) | 241 m ² |
| Outdoor Amenity Space (ground) | 225 m ² |
| Vehicular Parking - residential | 102 |
| - visitor | 11 |
| - commercial | 16 |
| Bicycle Parking - residential | 48 |
| - visitor | 5 |
| - commercial | 4 |

| | |
|--------------------|--|
| Building Setbacks | <u>West:</u> 7.5 m <u>East:</u> 0 m to Avenue Road <u>South:</u> 0 m to unopened public lane <u>North:</u> ranges from 0 to 2 m to Bedford Park Avenue |
| Building Stepbacks | <u>West:</u> 3rd level - 10.25 m 4th level - 13.25 m 5th level - 16.25 m 6th level - 19.75 m <u>East:</u> 3rd level - 2 m stepback <u>South:</u> 3rd level - after 17.5 m, it ranges from 5.5 to 8.5 m for 34.5 m in length <u>North:</u> 3rd level - 2 m stepback for majority |

Site and Surrounding Area

The site is located at the south-west corner of Bedford Park Avenue and Avenue Road, approximately 215 metres north of Lawrence Avenue West. The subject property has a frontage of 36.5 metres on Avenue Road and a depth of 57.9 metres with a total lot area of 2,109 square metres and is generally rectangular in shape. The site is occupied by a 1-storey 'The Beer Store' retail business with an adjacent surface parking lot and a driveway from Avenue Road. There is also an existing layby for two short term paid parking spaces in front of the building on Avenue Road between the curb cuts.

There is a significant grade difference between the subject property and those surrounding to the west, south and north. Along Bedford Park Avenue on the north side, there is a grade rise of approximately 4.1 metres from Avenue Road to the westerly property line. Also, there is a grade change of approximately 4.85 metres from the Avenue Road frontage to westerly property line. Along the south, west and north property lines there are retaining walls.

The area contains a mix of residential and commercial uses as follows:

North: Bedford Park Avenue beyond which on the north-west corner of Avenue Road and Bedford Park Avenue are two one-storey commercial buildings occupied by National Bank and Dulux Paints with surface parking lots. North of Woburn Avenue is a section of Brookdale Park, a linear park that stretches north and west and adjacent to commercial buildings fronting onto Avenue Road. North of Brookdale Avenue a 7-storey mixed-use building with retail at-grade that was approved by the Ontario Municipal Board at 1678-1704 Avenue Road. (File No. 11 330290 NNY 16 OZ). Demolition of the existing buildings will commence shortly and construction will follow this year.

West: on Bedford Park Avenue is a residential neighbourhood generally comprised of one and two-storey detached dwellings.

South: abutting the subject property is an approximately 4.9 metre wide unopened public lane. South of the lane is a three-storey mixed-use building fronting onto Avenue Road with commercial uses at grade and rental units above. Adjacent and to the west is a two-storey rental apartment building fronting onto Douglas Avenue. The rental buildings have a surface parking lot in the rear yard and also use the adjacent public lane. West of the apartment buildings on Douglas Avenue are one and two-storey detached dwellings. Further south of Douglas Avenue fronting onto Avenue Road is a cluster of one and two-storey mixed-use buildings with commercial uses on the ground floor and residential uses above.

East: East of the subject property is Avenue Road, a 4 lane major street with a 27 metre right-of-way. On the east side of Avenue Road is Bedford Glen, a six-storey condominium apartment and three-storey townhouse complex constructed in the 1970s. Due to the small watercourse on the east side of Avenue Road, the buildings are well setback from the street frontage. East of Bedford Glen, the neighbourhood is comprised of one and two-storey semi-detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject property is located within a *Mixed Use Areas* designation within the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* should:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The portion of Avenue Road between Lawrence Avenue and Wilson Avenue is identified as an *Avenue* on Map 2 of the Official Plan. Policy 4 of Section 2.2.3, *Avenues: Reurbanizing Arterial Corridors* states that the land use designation policies in Chapter 4 apply to and prevail on lands shown as *Avenues* on Map 2. *Avenues* are important corridors located along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Avenue Road Avenue Study

The property is also located within an "*Avenues*" corridor on Map 2 – Urban Structure. Reurbanizing the *Avenues* will be achieved through the preparation of Avenue Studies for strategic mixed use segments of the corridors shown on Map 2 of the Official Plan.

City Council on November 30, December 1, 2, 4 and 7th, 2009 adopted the final staff report for the Avenue Road Avenue Study. The Avenue Road Avenue Study addresses the two-kilometre length of Avenue Road between Lawrence Avenue West and Wilson Avenue.

The key recommendations of the study focus on creating conditions for smaller-scale, mid-rise developments of five-storeys with limited opportunities for larger-scale developments up to seven-storeys for the area between Lawrence Avenue West and Joicey Boulevard. The function of Avenue Road as a primarily retail-oriented street should be retained and new development or redevelopment will be required to maintain an active retail frontage.

The Avenue Road Avenue Study is available on the City's website at:
http://www1.toronto.ca/city_of_toronto/city_planning/community_planning/files/pdf/avenue_finalreport_april2008.pdf

Zoning

The former City of North York Zoning By-law No. 7625, as amended by the Avenue Road 'Avenue' study Zoning By-law 107-2010, zones the property at 1580 Avenue Road C4(12). This zone permits a variety of commercial, retail and residential uses in mixed use buildings. It also permits a maximum height of the lesser of 7-storeys or 22.5 metres at 1580 Avenue Road and the maximum permitted density for this portion of the site is 3 times the area of the lot.

Under the City-wide Zoning By-law 569-2013, the property is designated CR 3.0 (c2.0;r2.8) SS2 (x1543). This zone also permits a variety of commercial, retail and residential uses in mixed use buildings. It also permits a maximum height of the lesser of 7-storeys or 22.5 metres. The maximum permitted overall density for the site is 3 times the area of the lot, where the maximum permitted commercial density is 2 times the area of the lot and the maximum residential density is 2.8 times the area of the lot.

Site Plan Control

An application for Site Plan Control Approval (File No.: 16 140660 NNY 16 SA) was submitted on April 14, 2016 and is being reviewed concurrently.

Reasons for the Application

A Zoning By-law Amendment is required to increase the permitted building height from the lesser of 22.5 metres or 7-storeys to 24.7 metres (excluding mechanical penthouse) and 7-storeys to amend the former City of North York Zoning By-law 7625, as amended by the Avenue Road 'Avenue' Study Zoning By-law 107-2010 and the City-wide Zoning by-law. In addition, a density of 3 times the area of the lot is permitted and a density of 3.93 times the area of the lot is proposed. Also proposed are amendments to permit intrusions into the angular planes.

Additional areas of non-compliance with the zoning may be identified through the review of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Boundary Plan and Survey
- Architectural Drawings
- Landscape Plans
- Sun/Shadow Study
- Building Massing Model

- Arborist & Tree Preservation Report
- Planning Rationale Report & Community Services Study
- Transportation Impact Study
- Site Servicing Assessment & Stormwater Management Report
- Geotechnical Report
- Energy Modelling Report
- Toronto Green Standards Checklist.

A Notification of Incomplete Application issued on May 4, 2016 identifies the outstanding material required for a complete application submission as follows:

- Hydrogeotechnical Study.

Issues to be Resolved

The following issues are to be addressed through the review of this application:

- consistency with the Official Plan policies and objectives, particularly with respect to the sections on built form and massing issues including but not limited to height, setbacks, stepbacks, privacy and shadowing in relation to the existing and planned context;
- the appropriateness of the scale and density of the development as well as the transition of the proposed building in relation to its location adjacent to Neighbourhood designated areas of lower scale and density;
- consistency with the Avenue Road Avenue Zoning including angular planes;
- the treatment of the ground floor, elevations, streetscape, grading, landscaping and animation elements;
- provision of continuous weather protection along Avenue Road;
- adequacy of indoor and outdoor on-site amenity space, including location and size;
- relationship to the unopened public lane;
- the appropriateness of the proposed layby on Bedford Park Road;
- the oversupply of parking; and
- traffic, access, loading and circulation.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: East Elevation

Attachment 2b: North Elevation

Attachment 2c: West Elevation

Attachment 2d: South Elevation

Attachment 3: Avenue Road Avenue

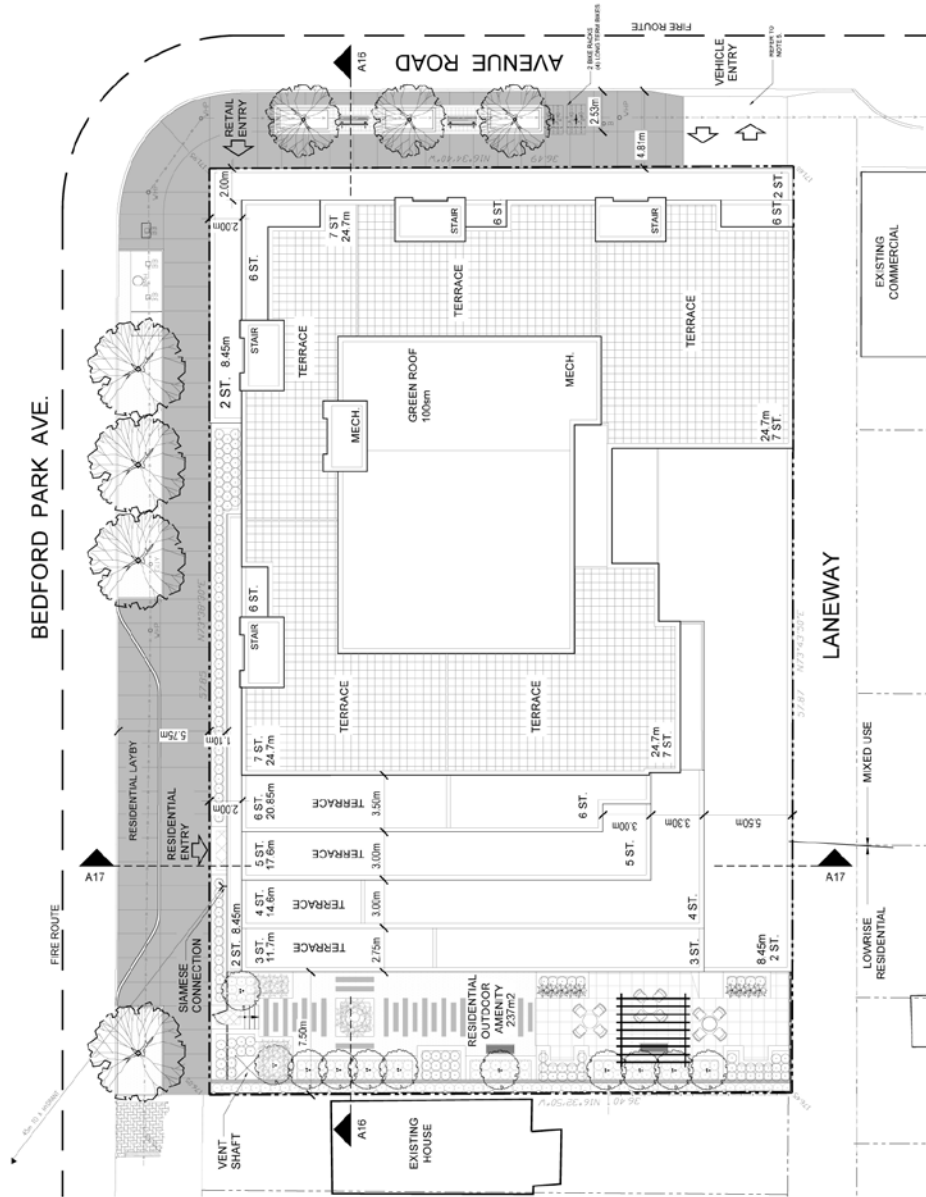
Attachment 4: Official Plan – Land Use

Attachment 5a: Zoning By-law 569-2013

Attachment 5b: Zoning By-law 7625

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



1580 Avenue Road

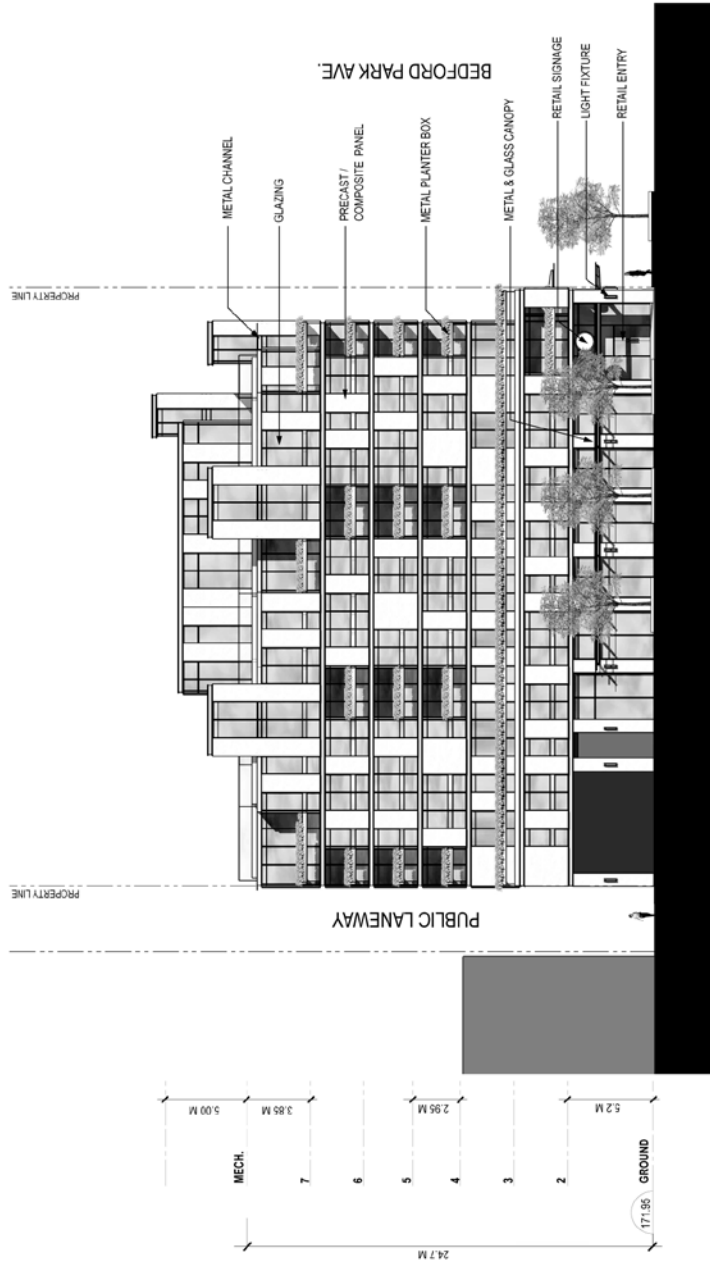
Site Plan

Applicant's Submitted Drawing

Not to Scale
04/19/2016

File # 16 140646 NNY 16 0Z

Attachment 2a: East Elevation



East Elevation

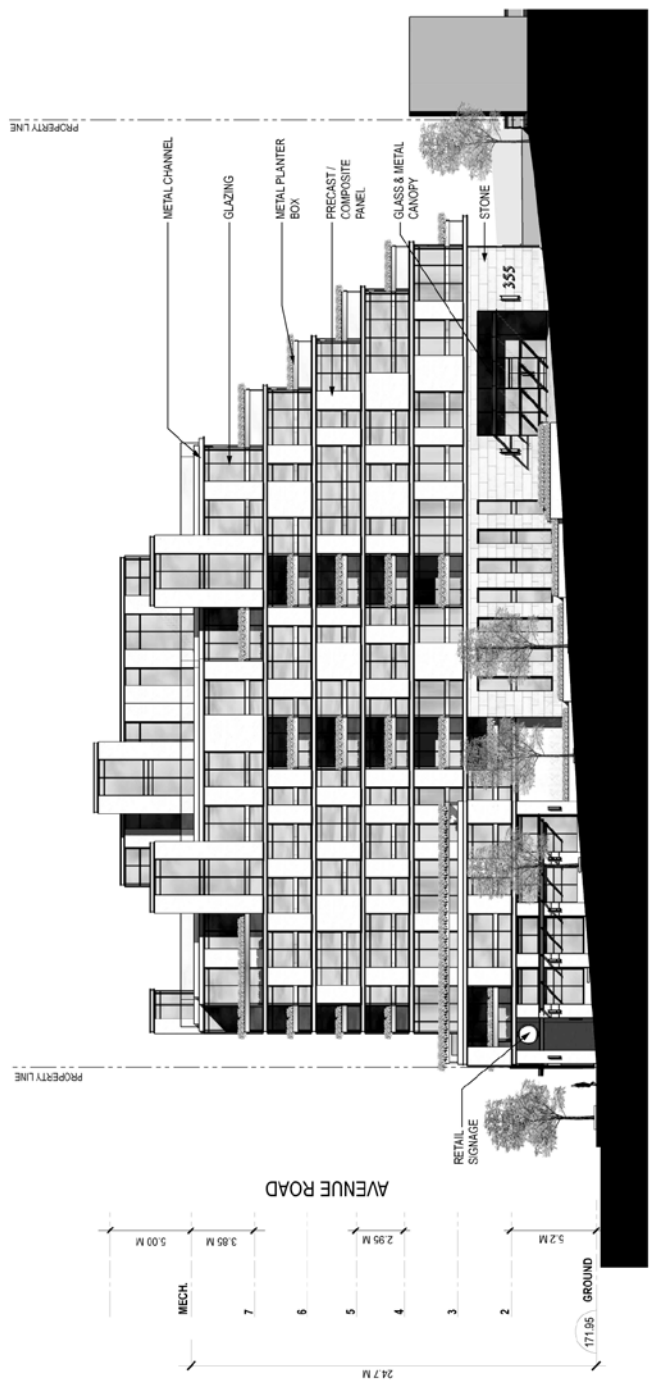
Applicant's Submitted Drawing

Not to Scale
04/19/2016

1580 Avenue Road

File # 16 140646 NNY 16 0Z

Attachment 2b: North Elevation

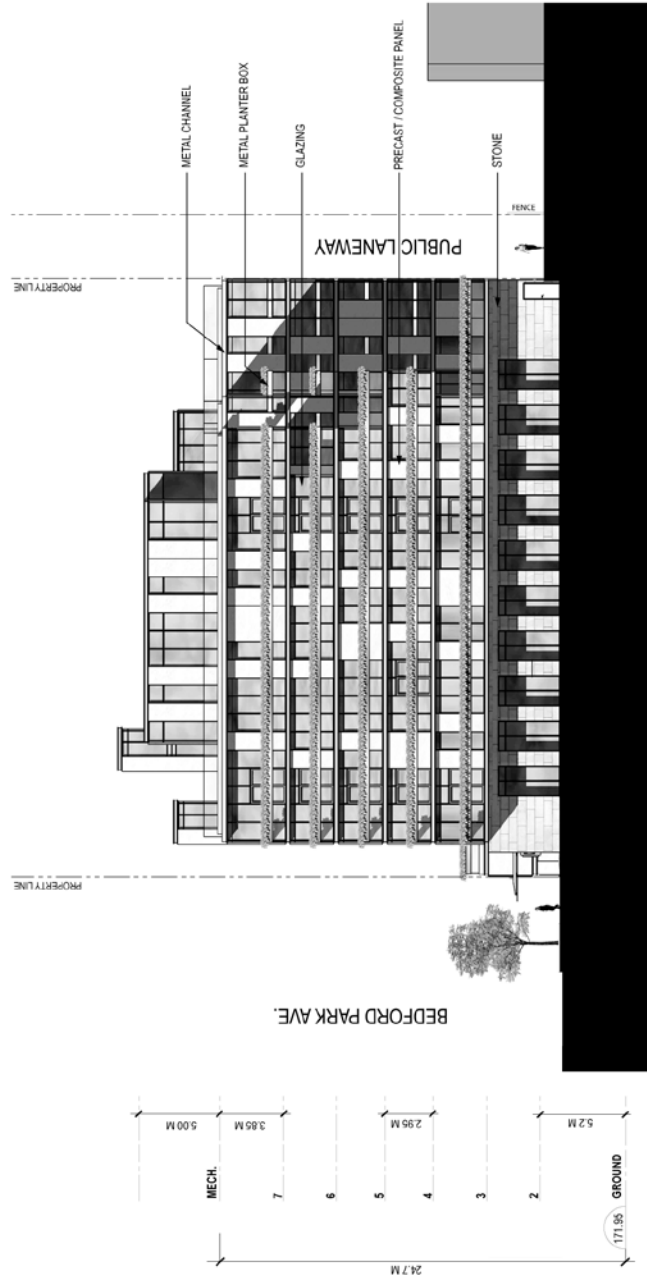


North Elevation
Applicant's Submitted Drawing
Not to Scale
04/19/2016

1580 Avenue Road

File # 16 140646 NNY 16 0Z

Attachment 2c: West Elevation



West Elevation

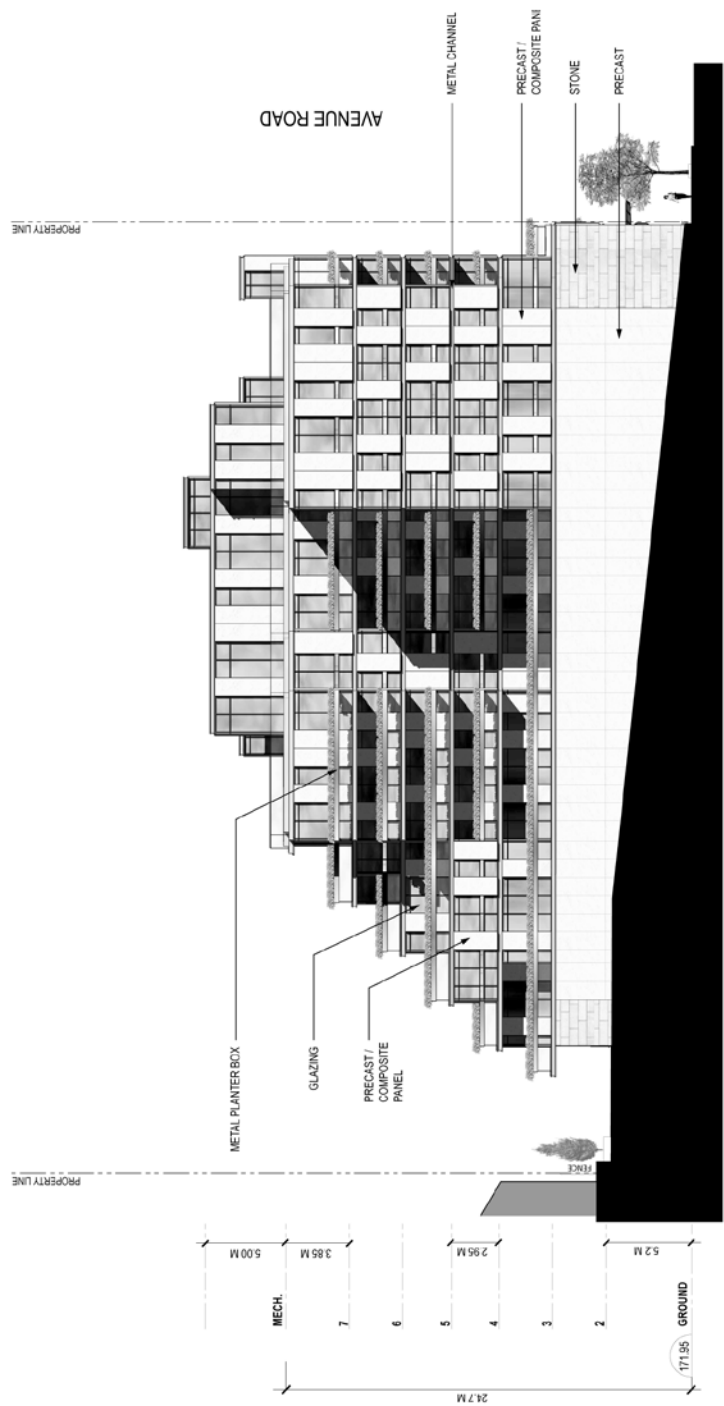
Applicant's Submitted Drawing

Not to Scale
04/19/2016

1580 Avenue Road

File # 16 140646 NNY 16 0Z

Attachment 2d: South Elevation



South Elevation

Applicant's Submitted Drawing

Not to Scale
04/19/2016

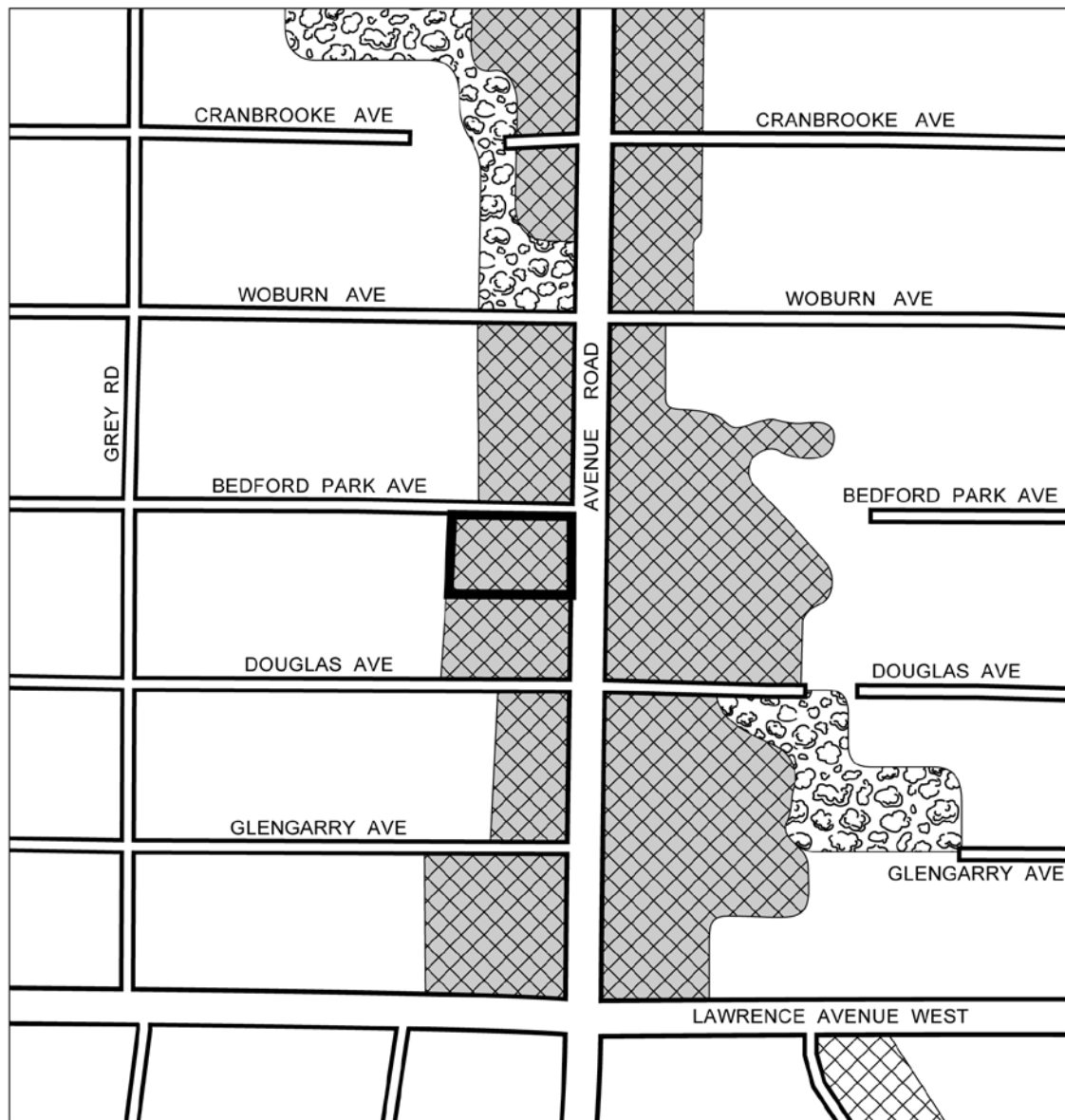
1580 Avenue Road

File # 16 140646 NNY 16 0Z

Attachment 3: Avenue Road Avenue



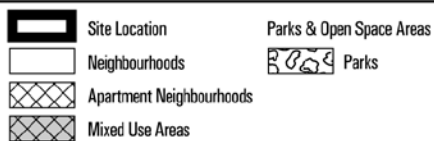
Attachment 4: Official Plan – Land Use



Extract from Official Plan

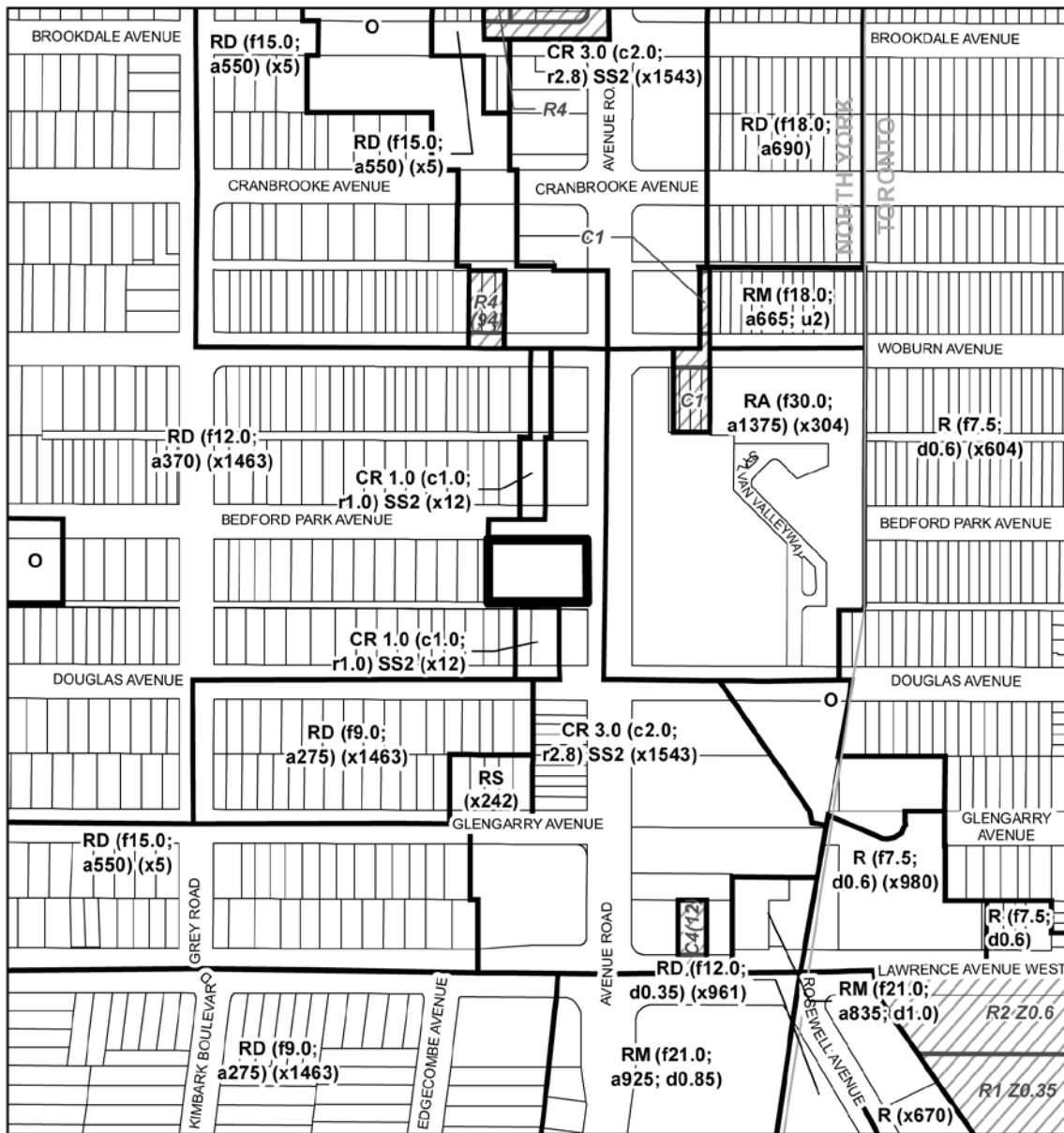
1580 Avenue Road

File # 16 140646 NNY 16 02



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04/20/2016


Attachment 5a: Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013


1580 Avenue Road

File # 16 140646 NNY 16 02

 Location of Application

R Residential
RD Residential Detached
RS Residential Semi-Detached

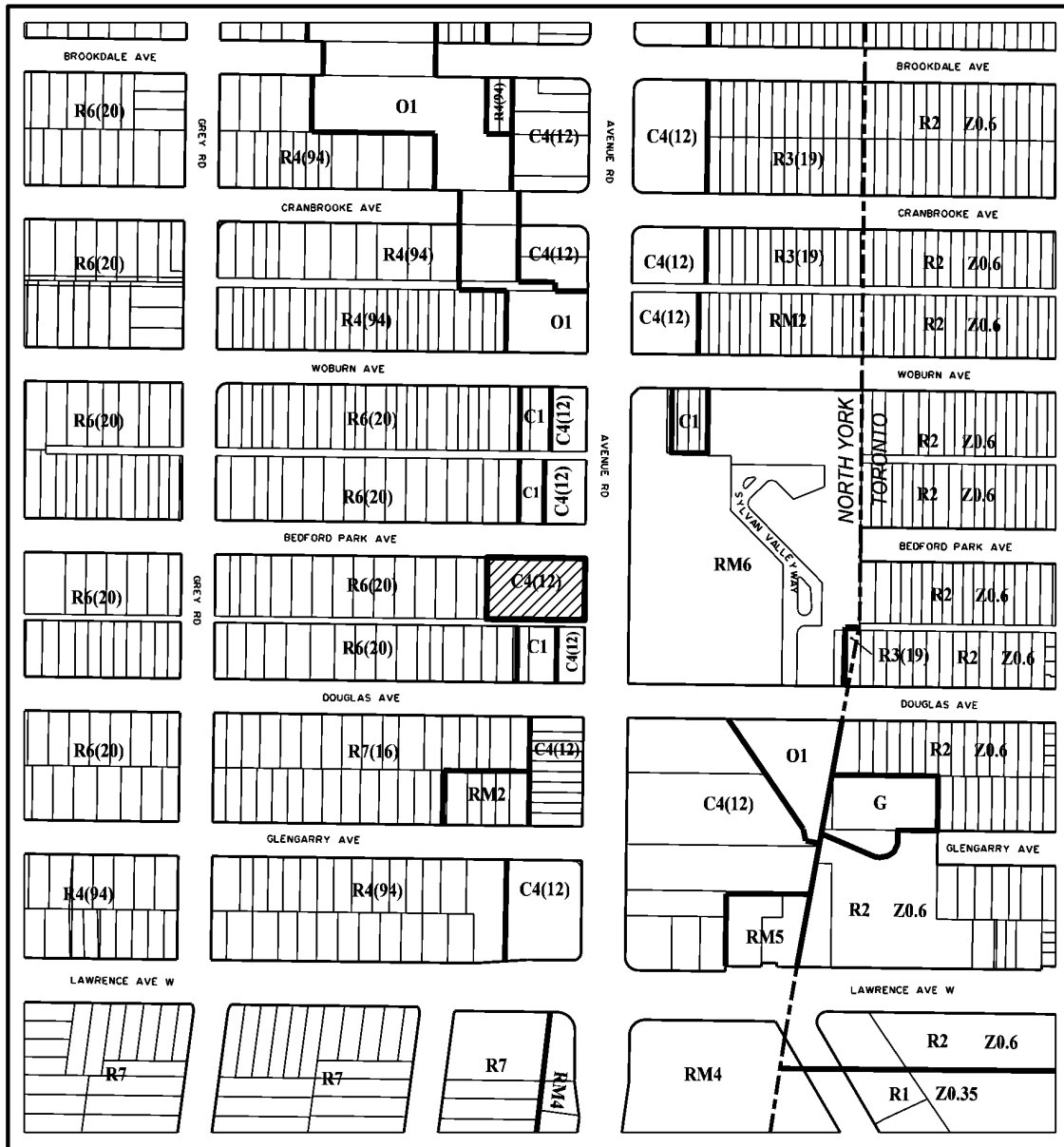
RM Residential Multiple
RA Residential Apartment
CR Commercial Residential
O Open Space

 See Former City of North York By-Law No. 7625
R4 One-Family Detached Dwelling Fourth Density Zone
C1 General Commercial Zone
See Former City of Toronto By-Law No. 438-86
R1 Residential District
R2 Residential District



Not to Scale
Extracted: 04/19/2016

Attachment 5b: Zoning By-law No. 7625



Zoning By-Law No. 7625

1580 Avenue Road

File # 16 140646 NNY 16 02



Location of Application

- R1 Residential District
- R2 Residential District
- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone

- R6 One-Family Detached Dwelling Sixth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM5 Multiple-Family Dwellings Fifth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C4 Mixed Use Commercial Zone
- O1 Open Space Zone
- G Parks District



Not to Scale
Extracted 04/20/2016

Attachment 6: Application Data Sheet

| | | | |
|-----------------------|--|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 16 140646 NNY 16 OZ |
| Details | Rezoning, Standard | Application Date: | April 14, 2016 |
| Municipal Address: | 1580 Avenue Road | | |
| Location Description: | PLAN M108 LOT 1079 TO 1086 **GRID N1602 | | |
| Project Description: | 7-storey (24.7 metres) mixed-use residential building with 70 residential dwelling units, and retail uses at-grade. The existing The Beer Store business would remain on site as tenant. Access to below grade parking and loading from Avenue Road. Residential lobby entrance from Bedford Park. | | |

| | | | |
|---|-------------------|---|---|
| Applicant: | Agent: | Architect: | Owner: |
| Stafford Developments 408-55 St Clair Avenue West, Toronto, ON M4V 2Y7 | Same as applicant | Page + Steele/IBI Group 200-95 St. Clair Avenue West Toronto, ON M4V 1N6 | 1580 AVENUE ROAD LTD 408-55 St Clair Avenue West Toronto, ON M4V 2Y7 |

PLANNING CONTROLS

| | | | |
|----------------------------|------------------------------------|--------------------------|---|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: | N |
| Zoning: | C4(12) & CR 3.0 | Historical Status: | N |
| Height Limit (m): | Lesser of 22.5 metres or 7-storeys | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | |
|------------------------------------|-------|---------|-----------------|------------------|
| Site Area (sq. m): | 2109 | Height: | Storeys: | 7 |
| Frontage (m): | 36.49 | | Metres: | 24.7 (ex. mech.) |
| Depth (m): | 57.85 | | | |
| Total Ground Floor Area (sq. m): | 1,580 | | | Total |
| Total Residential GFA (sq. m): | 7575 | | Parking Spaces: | 129 |
| Total Non-Residential GFA (sq. m): | 725 | | Loading Docks | 2 |
| Total GFA (sq. m): | 8300 | | | |
| Lot Coverage Ratio (%): | 75 | | | |
| Floor Space Index: | 3.93 | | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| Tenure Type: | Condo | % | | Above Grade | Below Grade |
|--------------|-------|-----|----------------------------------|-------------|-------------|
| Rooms: | 0 | | Residential GFA (sq. m): | 7575 | 0 |
| Bachelor: | 0 | | Retail GFA (sq. m): | 725 | 0 |
| 1 Bedroom: | 29 | 41 | Office GFA (sq. m): | 0 | 0 |
| 2 Bedroom: | 32 | 46 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 9 | 13 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 70 | 100 | | | |

CONTACT: PLANNER NAME: Diane Silver, Planner (416) 395-7150
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