

**319 Carlaw Ave – Rezoning Application –
Preliminary Report**

Date:	November 29, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	07 264464 STE 30 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to construct an 11 storey mixed-use building at 319 Carlaw Avenue containing employment uses on the first 2 floors, and 129 residential units above.

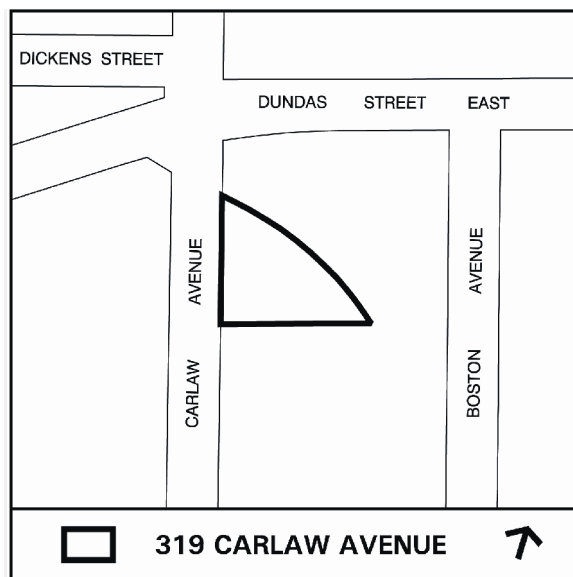
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City departments and external agencies, where appropriate, for comment. Staff will hold a community consultation meeting in the first quarter of 2008.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting 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 under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

On October 9, 2007 Aird and Berlis LLP, on behalf of 319 Carlaw Inc. applied for a Zoning By-law amendment to construct an 11 storey mixed use building containing commercial units on the first 2 floors, and 129 residential units above. Units will range from Studio/Bachelor (46-50 square metres), 1 bedroom units (53-71 square metres), 2 bedroom units (77-99 square metres), up to a 3 bedroom unit (220 square metres)

The proposed total gross floor area is 12,193 square metres or 6.9 times the area of the lot and the proposed height is 33.9 metres. A total of 120 parking spaces located in 3 levels of underground parking is proposed. See Attachment 6: Application Data Sheet.

Site and Surrounding Area

The 1,766.7 square metre site is located on the east side of Carlaw Avenue, just south of Dundas Street East. The site is currently occupied by a 2 storey commercial building with some surface parking at the northern half of the site.

The surrounding uses are as follows:

North: vacant former rail spur lands and automobile service station

South: 5 storey mixed use live/work building with outdoor surface parking

East: a commercial parking lot and 2-3 storey detached and semi detached residential dwellings

West: 3-4 storey mixed use live/work building

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required 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, 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 Official Plan designates the site "Employment Areas", and permits such uses as: offices, manufacturing, research and development facilities, and warehousing.

In addition to the general policies of the Official Plan, Site and Area Specific Policy No. 154 states that:

"A mix of employment and residential uses are permitted provided that the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent areas."

Zoning

The property is zoned I2 D3 under By-law 438-86, with a height limit of 18 metres and permits a variety of industrial uses up to a density of 3 times the area of the lot. Residential uses are not permitted.

Site Plan Control

The proposed development is subject to site plan control. An application for Site Plan approval has not yet been submitted.

Reasons for the Application

The applicant proposes a use which is not permitted in the I2 zone in Zoning By-law 438-86. In addition, the applicant proposes a building height of 33.9 metres which exceeds the permitted height limit of 18 metres in the I2 zone. Additional areas of non-compliance with the Zoning By-law may be identified through the further review of the application.

COMMENTS

Issues to be Resolved

Land use

The applicant proposes to amend the Zoning By-law to allow residential uses within a mixed-use building. The City of Toronto Official Plan permits a mix of employment and residential uses, provided that the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent areas. The appropriateness of the mix of uses on the site will require further review.

Height, Massing and Density

The height of the proposed building is over 15 metres higher than the Zoning By-law permission of 18 metres for industrial uses. Building heights in the immediate vicinity range from 1-9 storeys (approximately 4-28 metres). The appropriateness of the height will be reviewed by staff and may require a reduction and/or terracing of the upper storeys.

The applicant is proposing a total mixed density of 6.9 times the area of the lot, while the Zoning By-law permits a maximum density of 3.0 times for industrial uses. A determination of the appropriateness of the increase in density given the context will be subject to further review by City Staff.

Access, Parking and Loading

The proposed development will gain access to parking and loading from Carlaw Avenue. The suitability of the number of parking spaces and the location of the driveway will be determined upon further review.

Indoor and Outdoor Amenity Space

It is unclear if the proposal meets the minimum by-law standard for indoor and outdoor amenity space for residential uses. This will require review, along with the suitability of the proposed location for indoor and outdoor amenity space.

Overlook and Privacy

The proposed units at the north and south side and rear of the site may create undesirable overlook and privacy concerns for neighbours. Staff will review the appropriateness of the proposed setback, step backs and balcony locations.

Shadowing

The applicant has submitted a shadow study which will be reviewed by City Staff.

Section 37

Should staff recommend an increase in height and density, Section 37 of the Planning Act should apply. This would be negotiated during the review of the application.

Other Issues

Staff have encouraged the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

Staff will review the applicability of the recently adopted report by City Council on October 22 and 23, 2007, relating to right-of-way improvements along Boston Avenue adjacent to the subject site.

Further Information Required

A site plan control application and lighting assessment are required.

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

CONTACT

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SIGNATURE

Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

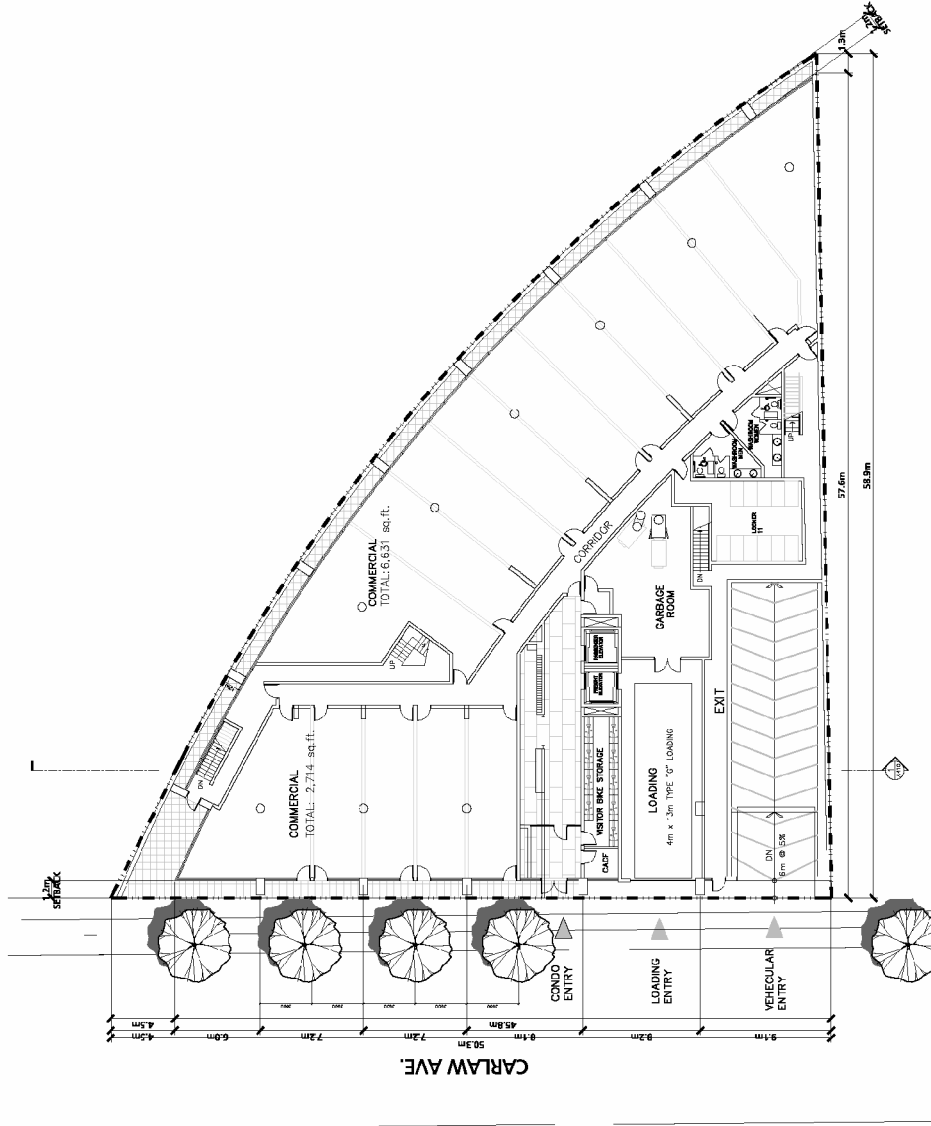
Attachment 3: Elevations

Attachment 4: Elevations

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



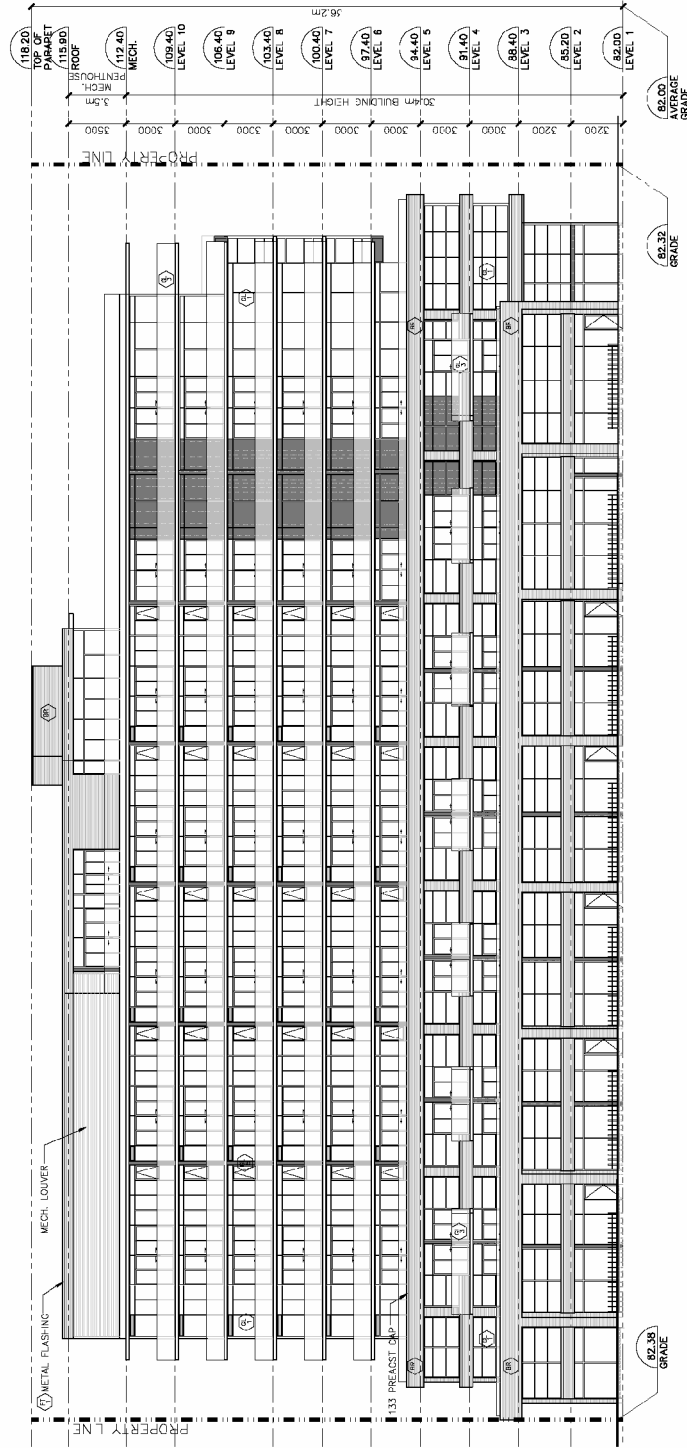
319 Carlaw Avenue

Site Plan
Applicant's Submitted Drawing

File # 07_264464

Not to Scale
10/22/07

Attachment 2: Elevations



East Elevation

319 Carlaw Avenue

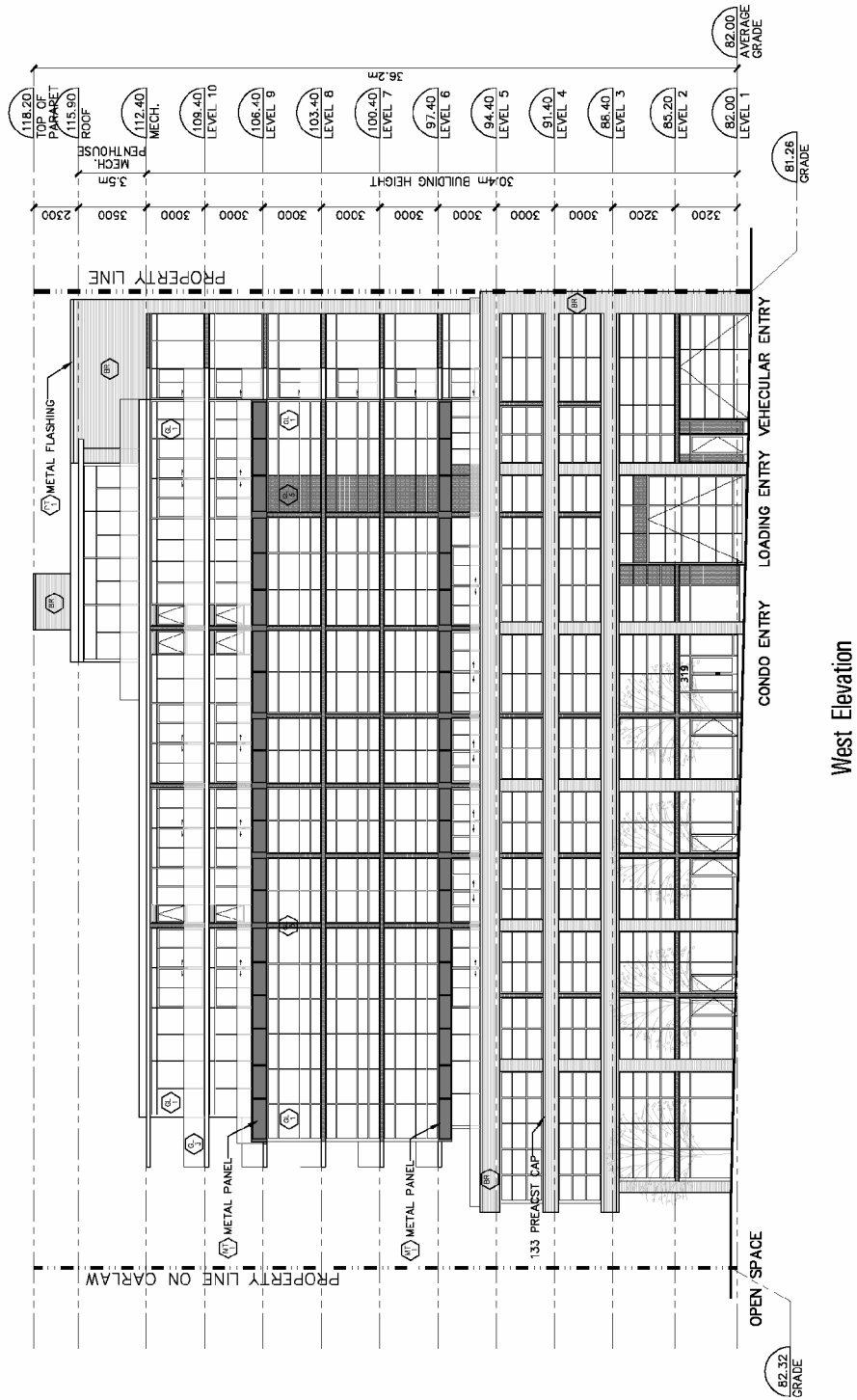
Elevations

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Attachment 3: Elevations



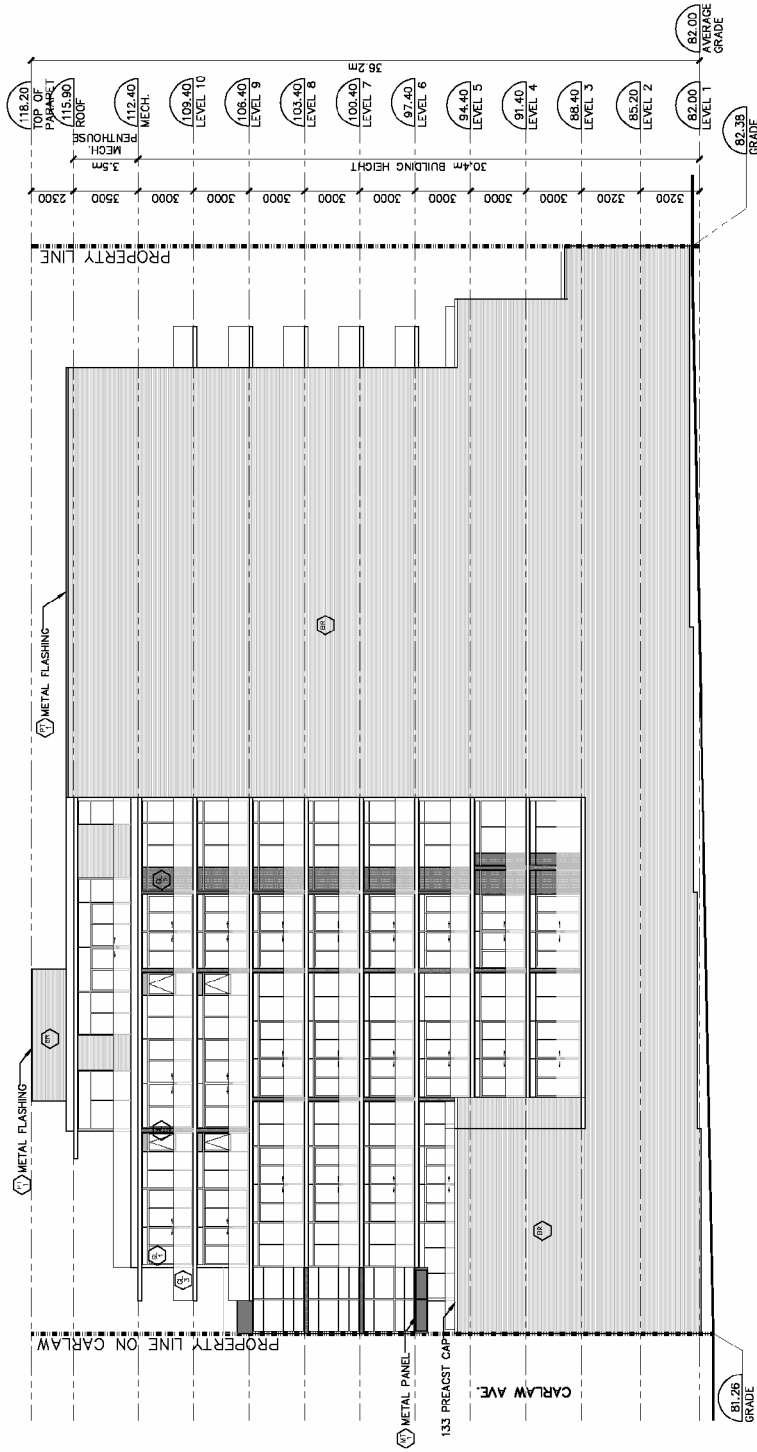
Elevations

Applicant's Submitted Drawing
 Not to Scale
 10/22/07

319 Carlaw Avenue

File # 07_264464

Attachment 4: Elevations



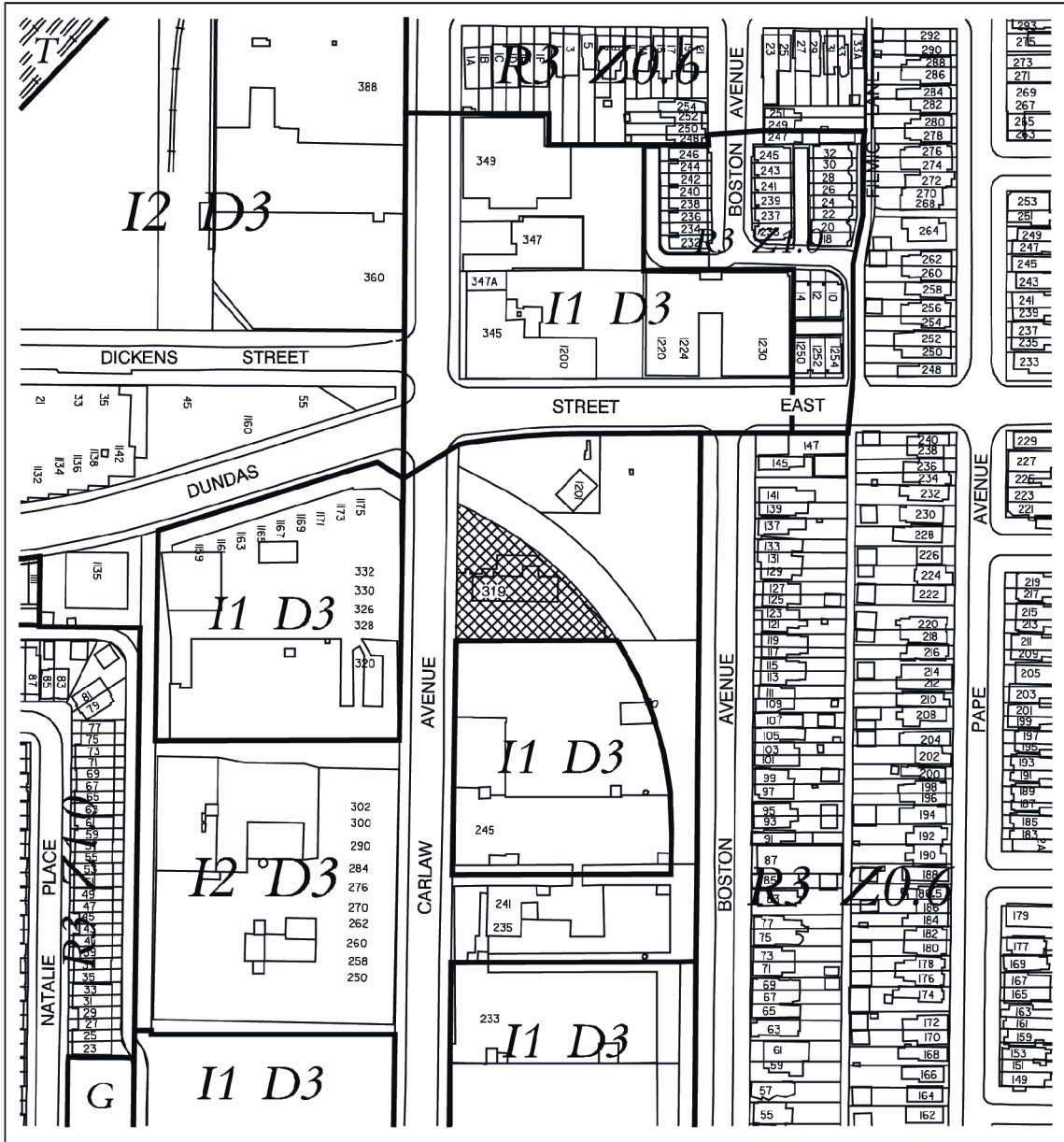
South Elevation

319 Carlaw Avenue

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 10/22/07

File # 07_264464

Attachment 5: Zoning



319 Carlaw Avenue
File # 07_264464

- R3 Residential District
- I1 Industrial District
- I2 Industrial District
- T Industrial District
- G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 10/22/07 - TA

**Attachment 6: Application Data Sheet
APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	07 264464 STE 30 OZ
Details	Rezoning, Standard	Application Date:	October 9, 2007

Municipal Address: 319 CARLAW AVE
 Location Description: PL 96 PT LT1 **GRID S3008
 Project Description: Proposed 11-storey mixed-use building containing employment uses on the first two floors, and 129 live-work units above.

Applicant:	Agent:	Architect:	Owner:
AIRD & BERLIS KIM KOVAR			MARCEL IN TRUST ADAM

PLANNING CONTROLS

Official Plan Designation:	Employment Area	Site Specific Provision:	
Zoning:	I2 D3	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1766.7	Height:	Storeys:	11
Frontage (m):	50.3		Metres:	33.9
Depth (m):	58.9			
Total Ground Floor Area (sq. m):	1268.3			Total
Total Residential GFA (sq. m):	9751		Parking Spaces:	120
Total Non-Residential GFA (sq. m):	2442		Loading Docks	1
Total GFA (sq. m):	12193			
Lot Coverage Ratio (%):	72			
Floor Space Index:	6.9			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	21
1 Bedroom:	86
2 Bedroom:	21
3 + Bedroom:	1
Total Units:	129

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	9751	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	2442	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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