

15 Huntley Street - OPA & Rezoning Application - Preliminary Report

Date:	August 17, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	09 144749 STE 27 OZ

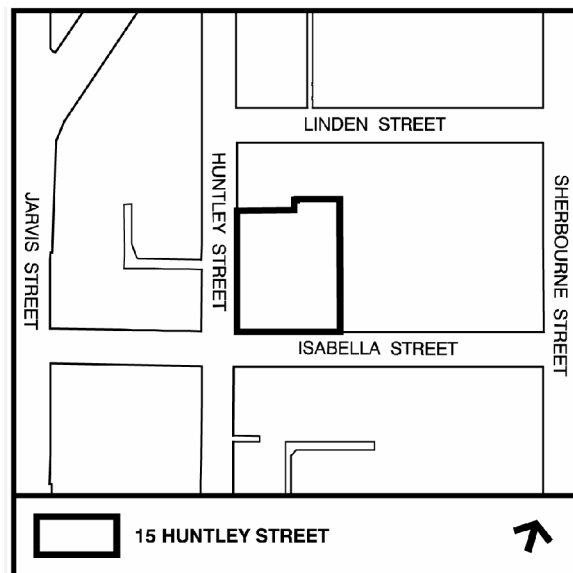
SUMMARY

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.

The proposal by the Elementary Teacher’s Federation of Ontario is for the demolition of the existing buildings and development of a 4-storey office building with a height of 18 metres excluding mechanical penthouse. The office building would have a gross floor area of approximately 8,049 square metres and provide a total of 54 parking spaces and 7 bicycle parking spaces located within an underground garage. Both the pedestrian entrance and vehicular access to the site would be from Isabella Street.

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.

A community consultation meeting will be held in the neighbourhood in the Fall 2009. A statutory public meeting is targeted for Spring 2010. The target dates assume that the applicant will provide all required information in a timely manner.



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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

The Upper Jarvis Neighbourhood Association invited the applicant to their May 6, 2009 meeting in order to present the proposal to the community. Community Planning and Urban Design staff attended as a resource. At that meeting the applicant presented a proposal for a 4-storey office building for the Elementary Teachers' Federation of Ontario. The proposal consisted of a building 17.6 metres in height having a gross floor area of 1.9 times the area of the lot, underground parking with access from Isabella Street, and a building that would be occupied with a total of approximately 200 employees. Residents raised a number of issues which included: the proposed use, neighbourhood fit, appropriate landscaping, existing trees, site lighting, parking and traffic.

ISSUE BACKGROUND

Proposal

The proposal by the Elementary Teachers' Federation of Ontario is for the demolition of the existing buildings and development of a 4-storey office building with a height of 18 metres excluding mechanical penthouse. The office building would have a gross floor area of approximately 8,049 square metres and a floor space ratio of 1.9 times the area of the lot. The development would provide a total of 54 parking spaces, 2 loading spaces and 7 bicycle parking spaces located within a single level underground garage. Both the pedestrian entrance and vehicular access to the site would occur from Isabella Street. The building height would be lower than a 45 degree angular plane from the north property line and includes 2 and 3-storey building elements along the north, west and south elevations (see Attachments 1 & 2). The building includes a number of outdoor

decks on various levels to be used exclusively by building occupants. The building is proposed to be setback a minimum of approximately 7.5 metres from the north, 4.9 metres from the west, 3.7 metres from the south and 1.2 metres from the east property lines.

For further statistical information refer to the Application Data Sheet found as Attachment 5 of this report.

Site and Surrounding Area

The subject property is located at the northeast corner of Huntley Street and Isabella Street and has an area of approximately 0.43 hectares (1.0 acre) with a frontage of 70 metres (230 feet) along Huntley Street and 58 metres (190 feet) along Isabella Street. The site contains two 2-storey brick buildings and a number of trees along the perimeter of the property. The site was previously used as the offices of the Children's Aid Society of Toronto and has been vacant since their move in 2006.

Within the immediate context, the following uses surround the sites:

North: Abutting the site immediately to the north along Huntley Street and Linden Street are a number of 3-storey semi-detached residential dwellings;

South: Casey House, a hospice for persons with AIDS, has buildings located at the southwest corner of Huntley and Isabella Street and directly south across Huntley Street, and in addition there is a 9-storey apartment building just east of it,

East: immediately adjacent to the east is Monsignor Fraser College for adult learners and to the north of the College is Ecole Elementaire Sacre-Coeur, a French Catholic elementary school; and

West: there are a number of multiple residential dwellings along with one of those dwellings occupied by a chartered accountant's office. The Roger's Head Office complex is located just northwest of the subject site.

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 property is located within the “Downtown and Central Waterfront” area on Map 2 – Urban Structure and is designated as “Neighbourhoods” on Map 18 – Land Use Plan (see Attachment 3). Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

The stability of Toronto’s Neighbourhoods’ physical character is one of the keys to Toronto’s success. Developments in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular: heights, massing, scale and dwelling type of nearby residential properties; setbacks of buildings from the streets and property lines; and prevailing building types.

Small-scale retail, service and office uses are permitted on properties in Neighbourhoods that legally contained such uses prior to the approval date of the Official Plan. New small-scale retail, service and offices uses that are incidental to and support Neighbourhoods and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3. To maintain the residential amenity of Neighbourhoods, new small scale retail, service and offices uses will: serve the needs of area residents and potentially reduce local automobile trips; have minimal noise, parking or other adverse impacts on adjacent or nearby residents; and have a physical form that is compatible with and integrated into the Neighbourhood.

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

Zoning

The site is subject to Zoning By-law No. 438-86, as amended, and is zoned R3 Z1.0 H12.0 (see Attachment 4). This zone allows for a variety of residential uses to a maximum density of 1 times the area of the lot and a maximum height of 12.0 metres (40 feet). Office is not listed as a permitted use.

Site Plan Control

An application for site plan control has not been submitted at this time but will be required.

Tree Preservation

The site contains a number of existing trees along the perimeter of the site. The applicant has submitted an arborist report that has been sent to Urban Forestry Staff for review.

Reasons for the Application

An amendment to the Official Plan is required in order to permit the office use at the proposed scale, intensity and location. The Neighbourhoods land use designation only permits new small-scale offices that are incidental to and support Neighbourhoods which are located on major streets as identified on Map 3 of the Official Plan. Huntley Street and Isabella Street are not identified on Map 3 of the Official Plan.

An amendment to the zoning by-law is required in order to permit the proposed office land use in a residential zone. It is also required to implement any necessary performance standards to regulate the new development such as: height, density, landscaping, setbacks and parking.

The Official Plan does not permit an office use at the intensity or location proposed and the Zoning By-law does not permitted offices in the R3 zone. Staff's review will closely focus on the proposed land use's compatibility and impact with the surrounding neighbourhood.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report, Sorensen Gravely Lowes Planning Associates Inc., June 2009
- Functional Servicing Report, SCS Consulting Group Ltd., May 2009
- Traffic Impact Study, Lea Consulting Inc., May 2009
- Stage 1 Archaeological Background Research, AMICK Consultants Limited, April 2009
- Urban Design Brief, Kuwabara Payne McKenna Blumberg Architects, May 2009
- Shadow Study, Kuwabara Payne McKenna Blumberg Architects, May 2009
- Arborist Report, Bostock Consulting Inc., December 2008
- Opinion on residential Development Potential, N. Barry Lyon Consultants Limited, February 2009
- Toronto Green Development Standard Checklist, June 2009

Issues to be Resolved

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any other issues that may be identified by staff and the public, will need to be reviewed and addressed:

1. Suitability of the proposed land use and impact on surrounding neighbourhood. Typically a stand alone office building in a Neighbourhoods designation would not be considered suitable for further review. However, in this instance the lot is unusually large, the previous use was an office, and the surrounding area is mixed with respect to use and scale. Staff will evaluate the potential impact that the

proposed development may have on the physical character and stability of the surrounding Neighbourhood designated lands and that during the course of this review may conclude that a full local area review may be warranted;

2. the scale and intensity of the use;
3. the appropriateness of the proposal's massing and built form arrangement on the site, including compatibility, interface and transition with the surrounding context;
4. other built form and massing issues including, but not limited to: setbacks, step backs, shadows, privacy;
5. implementation of Toronto Green Standard;
6. the proposal's relationship to Huntley Street and Isabella Street along with the pedestrian realm and streetscape;
7. assessment of landscaping treatments and the provision of adequate soft surface areas;
8. type, location and supply of bicycle parking facilities;
9. vehicular access and loading;
10. traffic and neighbourhood parking impacts; and
11. Pedestrian amenity.

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006.

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

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

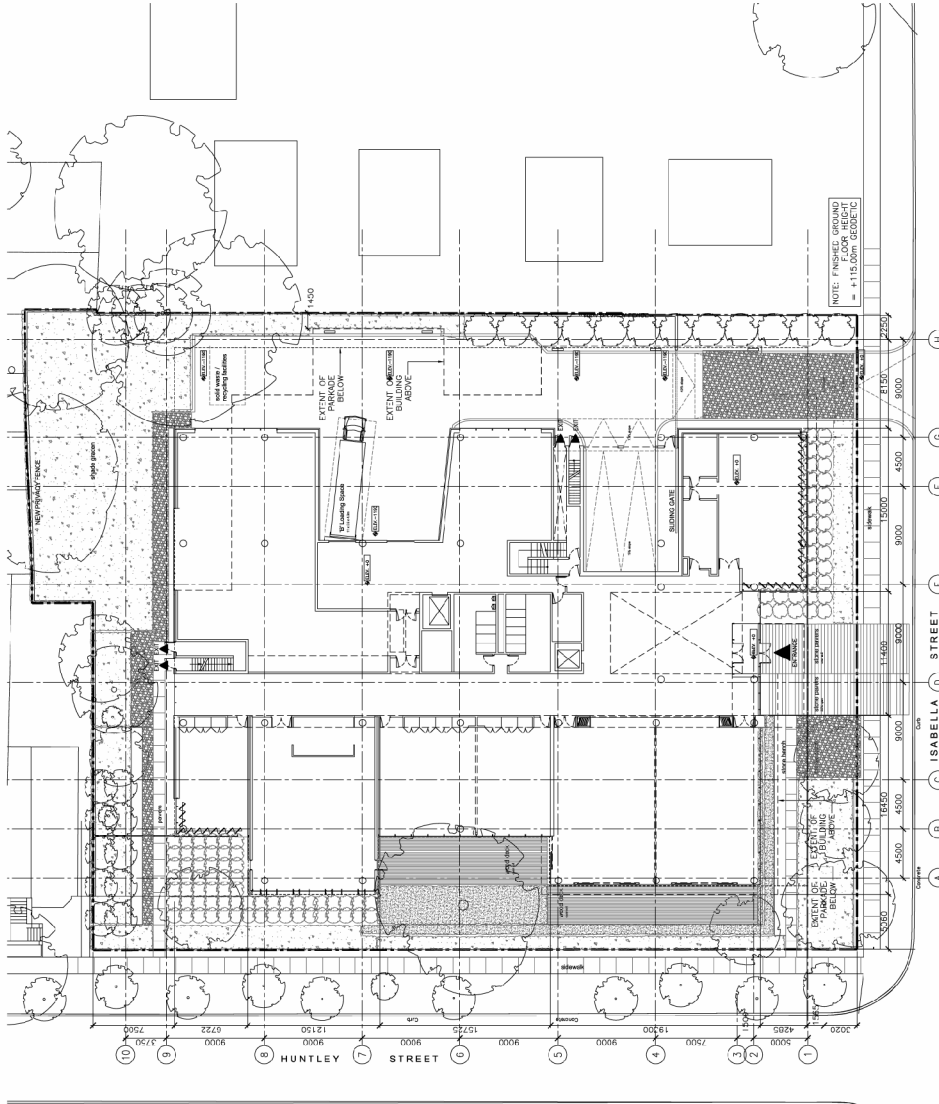
Attachment 2A-C: Elevations

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



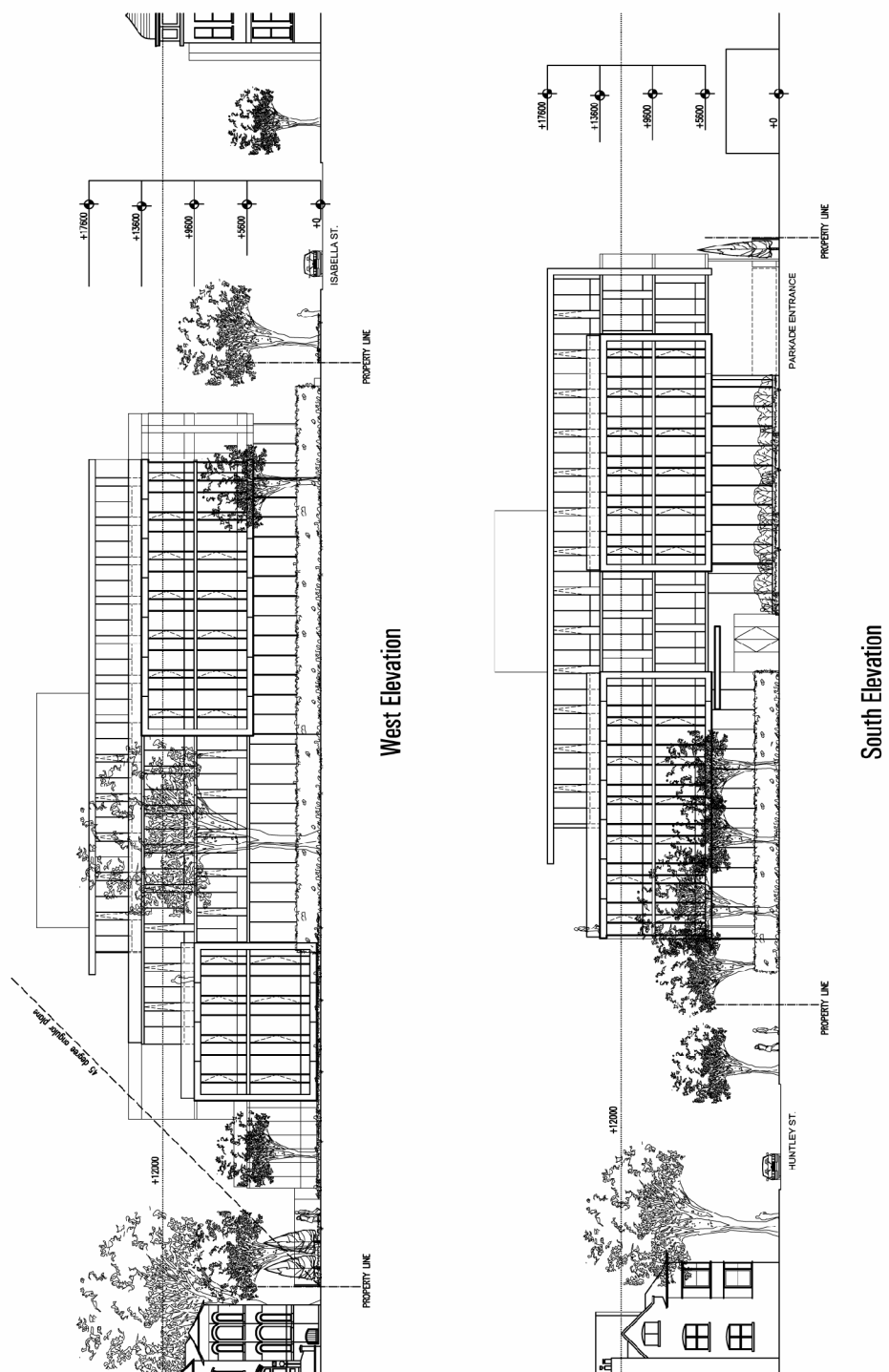
15 Huntley Street

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 08/11/2009



File # 09_144749

Attachment 2A: Elevations



Elevations **15 Huntley Street**

Applicant's Submitted Drawing
 Not to Scale
 08/11/2009

File # 09_144749

Attachment 2B: Elevations



15 Huntley Street

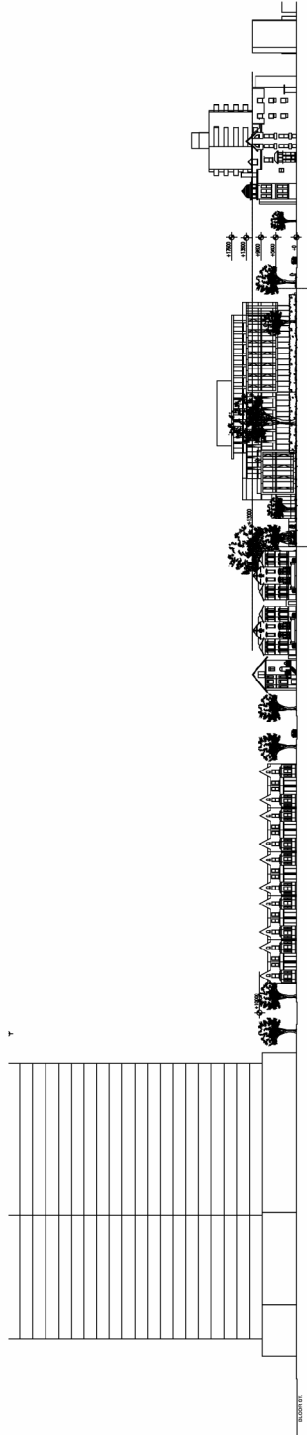
Elevations

Applicant's Submitted Drawing

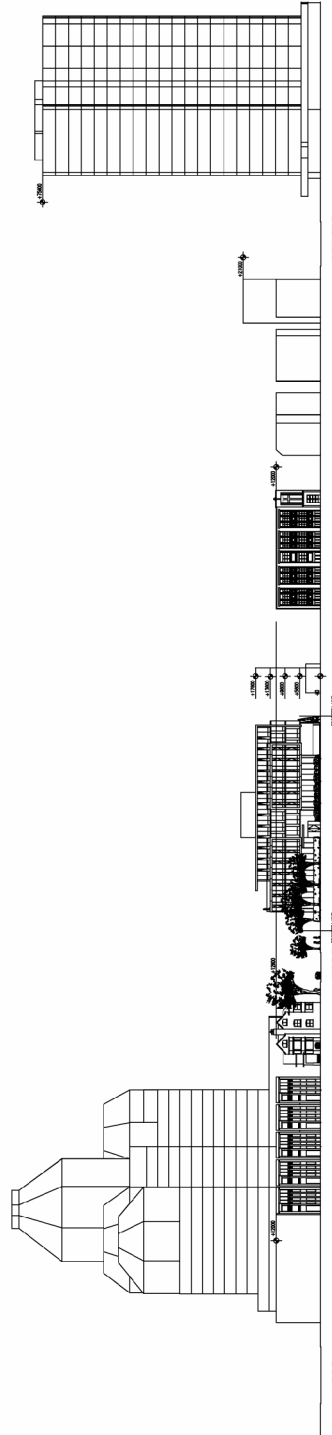
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Attachment 2C: Elevations



Huntley Street Elevation



Isabella Street Elevation

Elevations

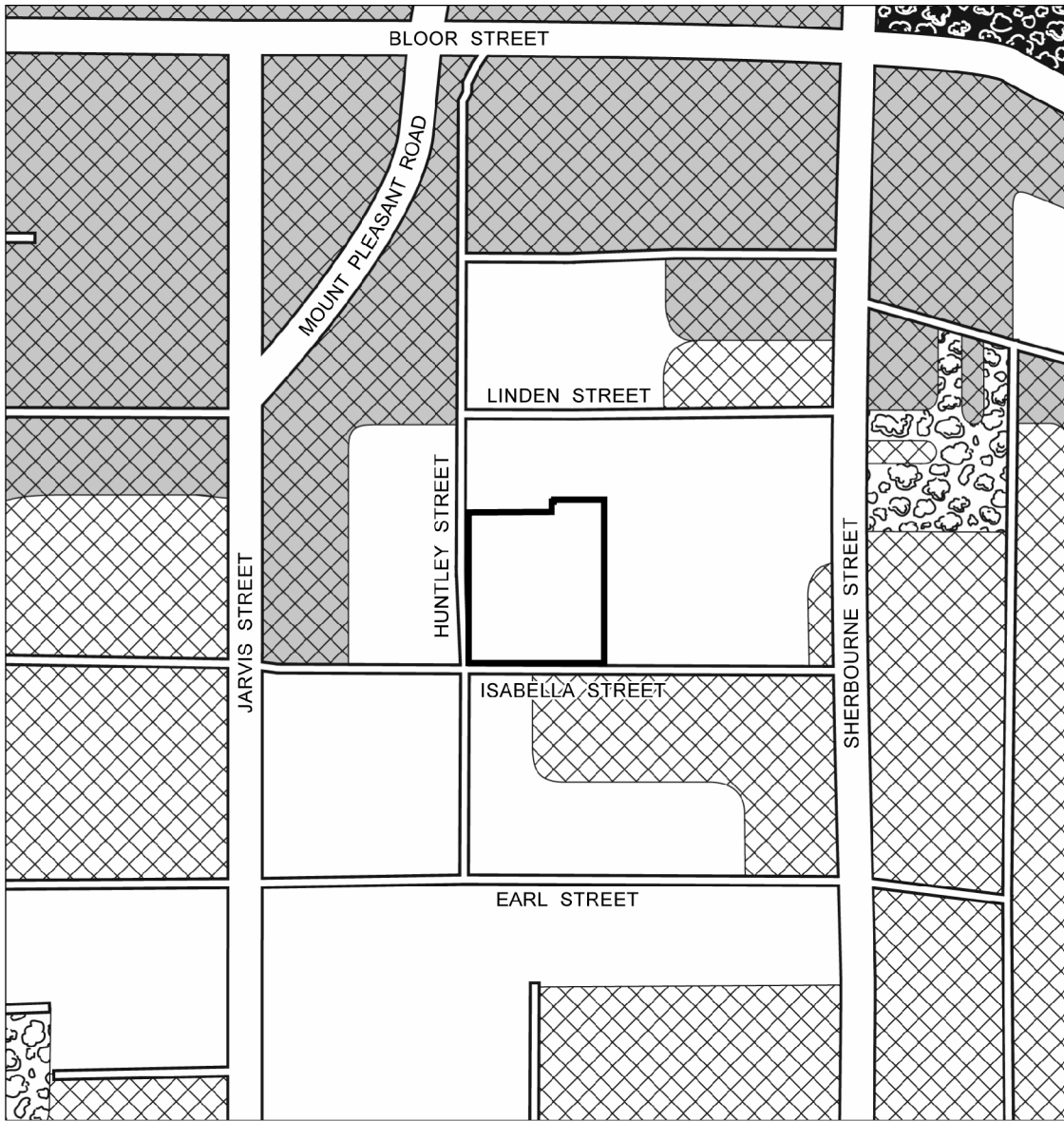
Applicant's Submitted Drawing

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08/11/2009

15 Huntley Street

File # 09_144749

Attachment 3: Official Plan



TORONTO City Planning
Official Plan

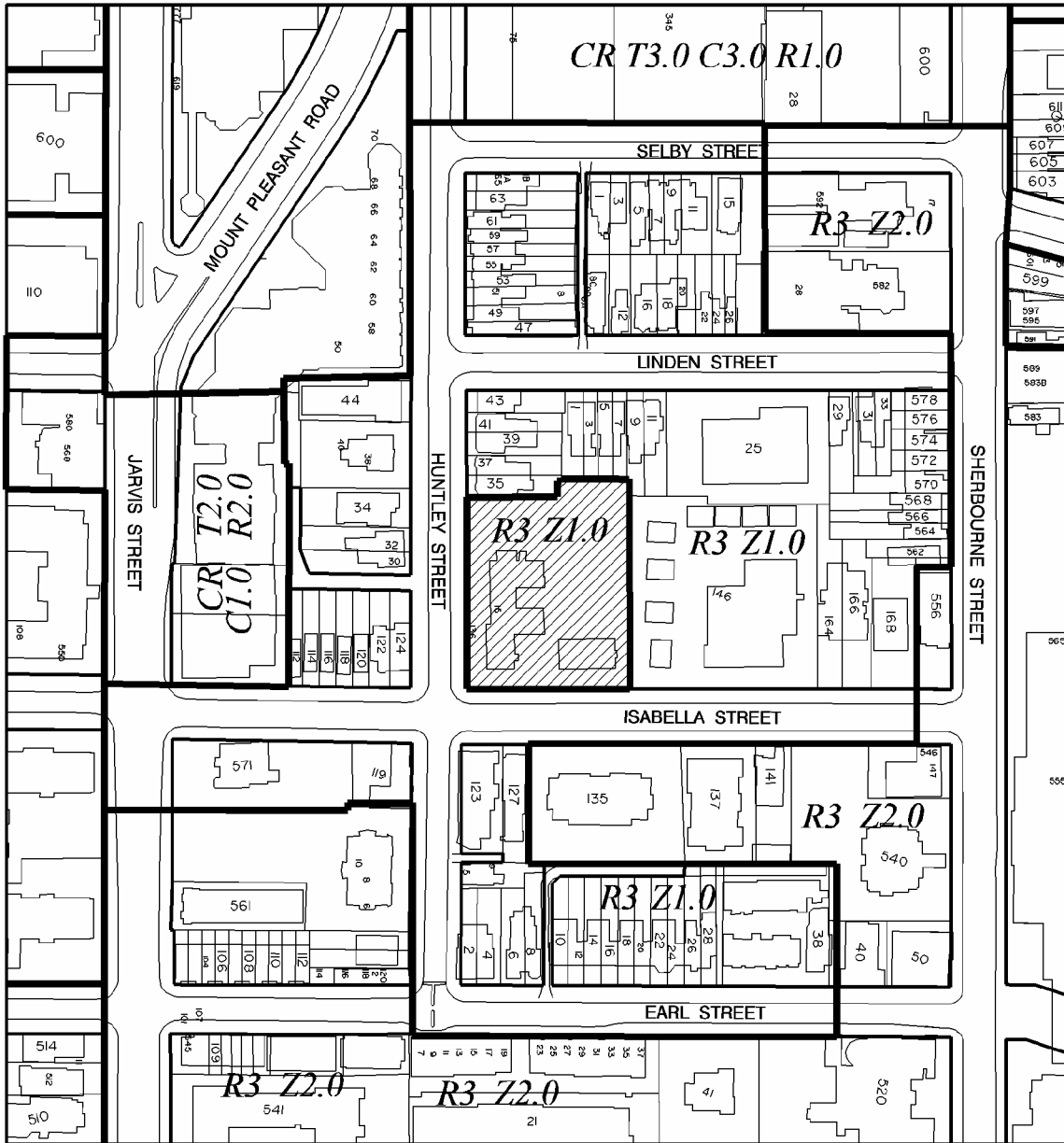
15 Huntley Street

File # 09_144749

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|---|--------------------------|---|--------------------------|
|  | Site Location |  | Parks & Open Space Areas |
|  | Neighbourhoods |  | Natural Areas |
|  | Apartment Neighbourhoods |  | Parks |
|  | Mixed Use Areas | | |


 Not to Scale
 09/11/2009

Attachment 4: Zoning



15 Huntley Street
File # 09_144749

R3 Residential District
CR Mixed-Use District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/11/2009

Attachment 5: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning Application Number: 09 144749 STE 27 OZ
 Details: OPA & Rezoning, Standard Application Date: June 2, 2009
 Municipal Address: 15 HUNTLEY ST
 Location Description: PL A132 LTS 34 TO 36 PT LTS 32 33 37 **GRID S2708

Project Description: The proposal is for the demolition of the existing buildings and development of a 4-storey office building with a height of 18 metres (60 feet), excluding mechanical penthouse. The office building would have a gross floor area of 8,049 square metres and provide a total of 54 parking spaces and 7 bicycle parking spaces located within an underground garage. Both the pedestrian entrance and vehicular access to the site would be from Isabella Street.

Applicant:	Agent:	Architect:	Owner:
Sorensen Gravely Lowers Planning Associates Inc., 509 Davenport Rd., Toronto, ON., M4V 1B8		KPMB-Kuwabara Payne McKenna Blumberg Arch. 322 King Street West Toronto, ON., M5V1J2	Elementary Teachers Federation of Ontario 480 University Ave, ste1000 Toronto, ON., M5G 1V2

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R3 Z1.0	Historical Status:	N
Height Limit (m):	12	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4272	Height:	Storeys:	4	
Frontage (m):	70.29		Metres:	17.6	
Depth (m):	58.86				
Total Ground Floor Area (sq. m):	2002				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	54	
Total Non-Residential GFA (sq. m):	8049		Loading Docks	2	
Total GFA (sq. m):	8049				
Lot Coverage Ratio (%):	46.9				
Floor Space Index:	1.88				

DWELLING UNITS

Tenure Type:	N/A
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	8049	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: John Andreevski, Senior Planner, jandree@toronto.ca
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