

64-70 Cordova Avenue - Official Plan and Zoning By-law Amendment Application - Preliminary Report

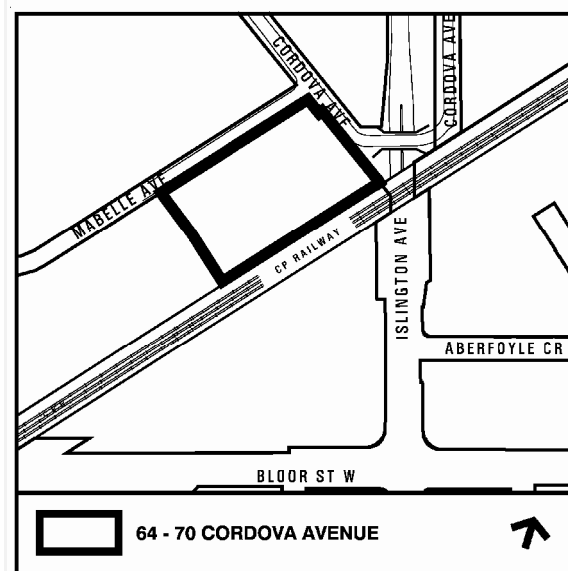
Date:	October 18, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	12 245092 WET 05 OZ

SUMMARY

This application proposes to amend the Official Plan and the former City of Etobicoke Zoning Code to permit the construction of three residential apartment towers of 45, 36 and 32 storeys in height above a 3 storey mixed use base building containing grade-related retail uses at 64-70 Cordova Avenue.

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

It is intended that a community consultation meeting be scheduled in consultation with the local Councillor to allow the applicant to present the project and to receive comment from the public. A Final Report and Public Meeting under the *Planning Act* to consider the applications is targeted for the third quarter of 2013 provided all required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 64-70 Cordova Avenue 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.

DECISION HISTORY

The property at 70 Cordova Avenue was acquired by Metropolitan Toronto in 1967 for the purpose of constructing a commuter parking lot to service the Islington subway station. In 2008, 64 Cordova Avenue was acquired by the City to facilitate the construction of an addition to the existing parking lot. These additional parking spaces were intended to replace parking spaces that could be displaced through redevelopment concepts associated with Islington subway station that were being explored. When the redevelopment initiative at Islington station was put on hold, the parking spaces were not constructed on the 64 Cordova Avenue parcel.

At its meeting of May 25, 26, and 27, 2009, City Council, declared 16 properties surplus including 64-70 Cordova Avenue, with the intended method of disposal to be by way of transfer to Build Toronto Inc. (Build Toronto) on an "as is" basis for nominal consideration. The decision of City Council can be found at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.EX32.5>

At its meeting of November 30, December 1, 2, 4 and 7, 2009, City Council granted authority to transfer 64-70 Cordova Avenue to Build Toronto. This transfer was subject to a number of general and site specific conditions including the ability for the TTC to continue to operate the commuter parking lot until Build Toronto provided notice to vacate. The decision of City Council can be found at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.GM26.30>

Pre-Application Consultation

Two pre-application consultation meetings were held with the applicant to discuss built form, site layout and complete application submission requirements.

ISSUE BACKGROUND

Proposal

This application proposes to amend the Official Plan and the former City of Etobicoke Zoning Code to permit the construction of a three-tower mixed-use development at 64-70 Cordova Avenue containing 1,300 residential units and non-residential uses at grade. The gross floor area of the proposal is 90,440 square metres which results in a density of 6.7 times the area of the lot. Three residential apartment buildings are proposed to be constructed in phases as follows:

	Tower A	Tower B	Tower C
Height	32 storeys (95.5 m)	42 storeys (138.8 m)	36 storeys (107.3 m)
Units	377 units	502 units	421 units
Gross Floor Area	26,130 m ²	34,085 m ²	29,054 m ²
Indoor Amenity Area	690 m ²	1070 m ²	725 m ²
Phase	2	1	3

As indicated in Attachment 1 (Site Plan), a three storey base building is proposed which contains some grade-related residential fronting Mabelle Avenue and retail uses fronting Cordova Avenue. The southern portion of the base building contains above grade parking abutting the CP Rail corridor to the south. A five storey portion of the proposal connecting the three residential towers contains residential dwelling units facing north and indoor amenity areas facing south that directly connect the proposed rooftop amenity area.

Above the base building, the proposed towers have a floorplate of 825 square metres and are separated by a minimum of 25 metres. Towers A and C are setback 14 metres from Mabelle Avenue and 35 metres from the CP Rail Corridor to the south. Tower A is setback 13 metres from the west property line and Tower C is set back 17 metres from Cordova Avenue. Tower B is set further into the site with a 33 metre setback from Mabelle Avenue and a 17 metre setback from the CP Rail Corridor.

Two points for vehicular access are proposed from Mabelle Avenue. The main vehicular access point is located in the centre of the site and provides access to a vehicular forecourt accommodating passenger pick-up and drop-off functions. The main pedestrian entrances to the lobbies of each of the residential towers are located off the forecourt. Vehicular entrances to the parking garage (both above and below grade levels) and a loading space are also accessed from the forecourt. A secondary service access point is provided along the west property line which provides access to additional loading spaces and the parking garage.

A total of 1,308 parking spaces are proposed on site. These parking spaces are located within a parking structure that includes three below grade levels and three above grade levels within the south side of the base building. A total of 804 bicycle parking spaces

are also proposed. Additional statistical information on the proposal is presented on the Application Data Sheet (Attachment 7).

In addition to the proposed development, the applicant has initiated discussions with the City regarding the construction of a pedestrian connection from the site to Islington Avenue to replace an existing stairwell associated with the site's current use as a commuter parking lot. The pedestrian connection is intended to be a major public realm improvement related to this development site and improve pedestrian circulation to and from Islington subway station.

Site and Surrounding Area

The site is located on the south west corner of the intersection of Cordova Avenue and Mabelle Avenue. The development site is rectangular in shape and has a frontage of 90 metres on Cordova Avenue and 144 metres on Mabelle Avenue with a site area of 1.34 hectares (3.3 acres). The majority of the development site is occupied by a TTC commuter parking lot containing 473 parking spaces. Most of the site is paved, but the northeast corner of the property is an undeveloped grassed area with a number of mature trees. The development site at Cordova Avenue and Mabelle Avenue does not contain any significant irregular topography, but is a full storey above Islington Avenue which drops below the Cordova Avenue and CP Rail overpasses adjacent to the site. A narrow pedestrian staircase connects the existing commuter parking lot with the Islington Avenue sidewalk.

The surrounding land uses are as follows:

North: Across Mabelle Avenue, two residential apartment buildings (24 Mabelle Avenue and 50 Cordova Avenue) of 34 and 36 storeys in height connected by a 2 storey structure containing non-residential uses.

West: A 30 storey residential apartment building (25 Mabelle Avenue)

South: A CP Rail corridor and beyond that surface parking lots associated with Islington subway station and bus terminal.

East: Across Cordova Avenue, a surface parking lot associated with a 12 storey residential apartment building (1276 Islington Avenue). A 13 storey, 118 unit apartment building was approved by City Council in 2005 to be constructed on the surface parking lot, but the implementing site specific Zoning By-law has not been enacted by City Council.

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 subject lands are located within the *Etobicoke Centre* as identified by Map 2 of the Official Plan. The City's four Centres, along with Avenues, Employment Districts and the Downtown, are key components in the Official Plan's growth management strategy. The Official Plan provides for growth to be directed to Centres in order to use municipal land, infrastructure and services more efficiently and concentrate jobs and people in areas well served by surface transit and rapid transit stations.

Etobicoke Centre Secondary Plan

The Etobicoke Centre Secondary Plan designates the subject lands *Mixed Use Areas "A"* which provides for a broad range of commercial, residential and institutional uses in single or mixed use buildings. The Secondary Plan directs that to maximize the number of housing opportunities and to promote urban character, new housing will take the form of mid-rise and high-rise apartment dwellings with the greatest heights and densities permitted around the Kipling and Islington subway stations.

In order to urbanize the areas around subway stations, the Secondary Plan provides for minimizing surface parking lots around the Islington subway station and the subject lands are identified by Policy 3.12.3 of the Secondary Plan as an opportunity to plan for transit-oriented development. To further the objectives of the Secondary Plan's strategy of reurbanization around transportation nodes and create a focal point for the west part of the City, a key theme in the policies of the Secondary Plan is to utilize City-owned lands in a strategic manner.

The Secondary Plan contains a number of built form and urban design policies which promote a compact transit-oriented development pattern. In particular, buildings and parking structures are directed to be located in a manner to preserve existing mature vegetation around the edges of development sites, and above grade parking structures are to be developed only where it is physically impossible to construct underground parking. Tall building proposals are required to minimize the negative impact of shadows, sky view and wind on adjacent public areas and take into account the relationship of the site to other tall buildings. Parking areas, access and automobile drop offs will be designed in a manner that does not interfere with the continuity of the interface between the building and the street to improve the visual amenity of pedestrian routes. These and other urban

design policies of the Secondary Plan are supported by the Etobicoke Centre Urban Design Guidelines.

A number of policies within the Secondary Plan address the need for parkland and community facilities required to support the growth the Plan provides for. The Secondary Plan provides for an appropriate geographic distribution of parkland to be dedicated through the development approval process. The specific combination of parkland dedication or cash-in-lieu of parkland to satisfy the required dedication will be determined by the City as part of consideration of each site specific proposal. In addition to parkland provision, the Secondary Plan provides for the development of a Community Services strategy (completed in 2006) which establishes priorities for the delivery of new and expanded community services within Etobicoke Centre. The Secondary Plan provides for the use of Section 37 Agreements to secure the contribution of community benefits by applications in return for increased and height or density.

Zoning

The site is zoned Etobicoke Centre 3 (EC3) Zone by the former City of Etobicoke Zoning Code as amended by site specific Zoning By-law 1088-2002. The EC3 zone permits apartment houses and senior citizens apartment buildings while limiting non-residential uses such as neighbourhood stores, florists, day nurseries and dry cleaners to the ground floor. The maximum building height permitted is 90 metres and the maximum density permitted is 3.5 FSI. A number of performance standards including minimum and maximum setbacks, limits on tower floorplates and minimum separation distances control the permitted higher density development. In addition to built form requirements, a minimum of 25% of the lot is required to be reserved for landscaped open space and a minimum of 1.5 square metres per unit of indoor amenity space must be provided.

Etobicoke Centre Public Space and Streetscape Plan

In 2011, City Council endorsed the Etobicoke Centre Public Space and Streetscape Plan to incrementally improve the quality and character of public space in the Etobicoke Centre. City Council directed the Chief Planner and other City officials, to pursue the implementation of the incremental improvements identified in the Plan through the development approval process and the City's capital works program.

The Streetscape Plan is meant to unify the diverse parts of the Etobicoke Centre and encourages a friendly pedestrian environment while identifying new park space and public space improvements. In addition to general recommendations on the public realm, individual character areas within were identified, including Mabelle-Cordova, where specific public realm improvements could be undertaken to further achieve the goals of the Streetscape and Public Space Plan. The key projects for Mabelle-Cordova were, among others, supporting Mabelle Park as a cultural destination, formalizing pedestrian connections through publicly and privately-owned site, seeking community garden opportunities and improving access to Islington subway station.

Site Plan Control

A Site Plan Control application is required but has not been submitted by the applicant.

Reasons for the Application

An application to amend the Official Plan is required to provide for the above grade parking structure. An application to amend the Zoning By-law is required to permit the proposed height, and density, as well as establish appropriate zoning standards to facilitate the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Boundary Plan of Survey
- Architectural Plans, Elevations and Sections
- Conceptual Landscape Plans
- Tree Preservation Plan and Arborist Report
- Computer Generated Massing Model
- Sun/Shadow Studies
- Qualitative Pedestrian Level Wind Assessment
- Planning and Urban Design Rationale
- Traffic Impact Analysis
- Stage One Archaeological Assessment
- Site Servicing and Stormwater Management Report
- Noise and Vibration Study

A Notification of Complete Application was issued on October 12, 2012.

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

1. The appropriateness of the proposed height, density and massing of the proposal and the appropriateness of the location and extent of the proposed non-residential uses;
2. Built form and site design as it relates to:
 - a. Secondary Plan Policies and Urban Design Guidelines for the Etobicoke Centre and Design Criteria for Tall Buildings;
 - b. The size and placement of towers within the context of adjacent tall buildings;
 - c. Minimizing the negative impact of shadows, sky view and wind on neighbouring properties;
 - d. The provision of private landscaped open space and the appropriateness of outdoor amenity area;
 - e. The appropriateness of the above grade parking structure;
 - f. Pedestrian level comfort on adjacent public areas;

3. The provision of public realm improvements as identified in the Etobicoke Centre Public Space and Streetscape Master Plan;
4. The capacity of the local road network to absorb the additional traffic generated by the proposed development;
5. The capacity of the local water and sewer infrastructure to service the proposed development;
6. The adequacy of existing community services and facilities to serve the proposed increase in population;
7. The appropriateness of the proposed development phasing;
8. Evaluation of parkland dedication requirements;
9. The determination of appropriate development standards; and
10. The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

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

Thomas C Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

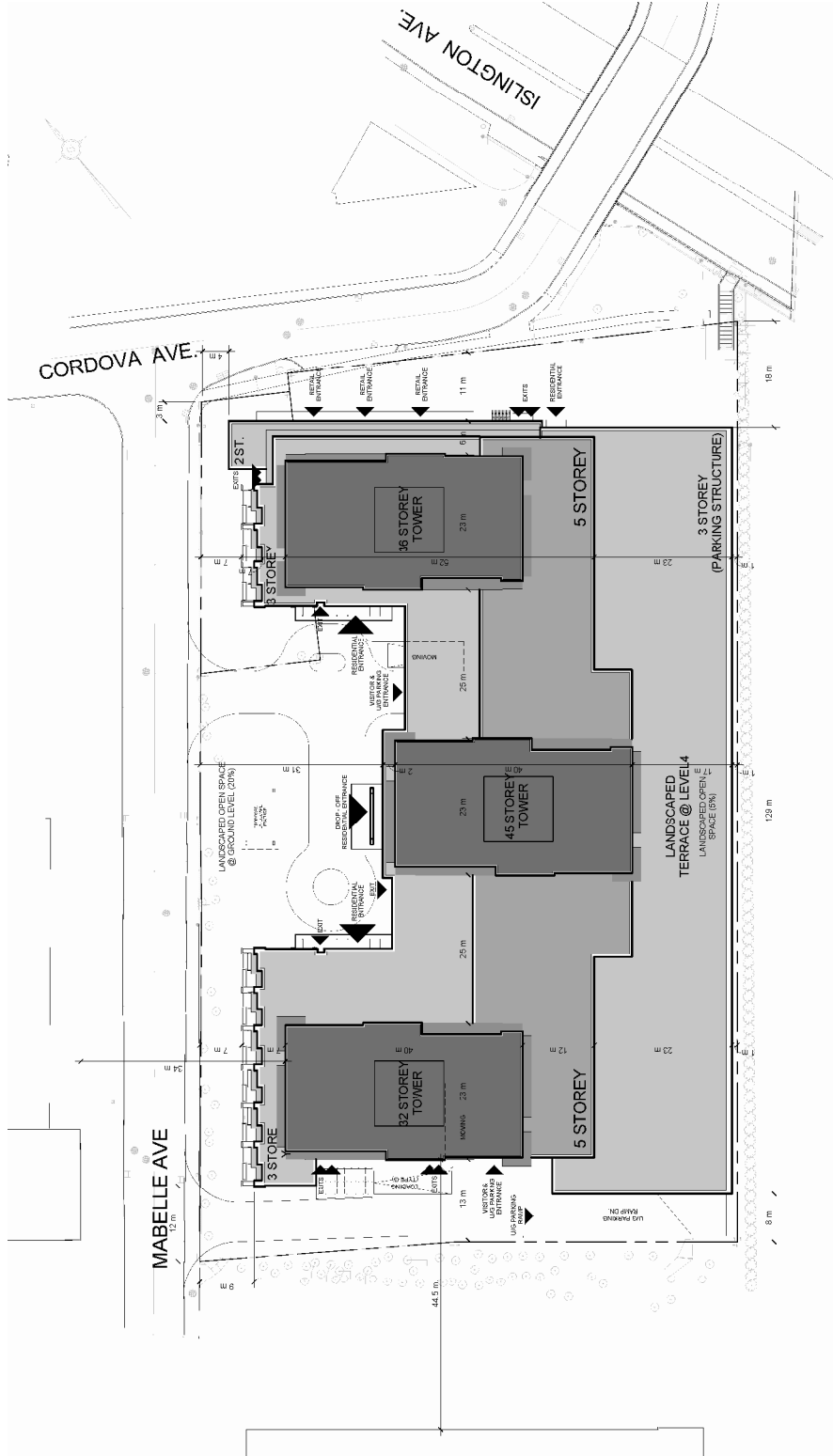
Attachment 4: East and West Elevations

Attachment 5: Official Plan

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan

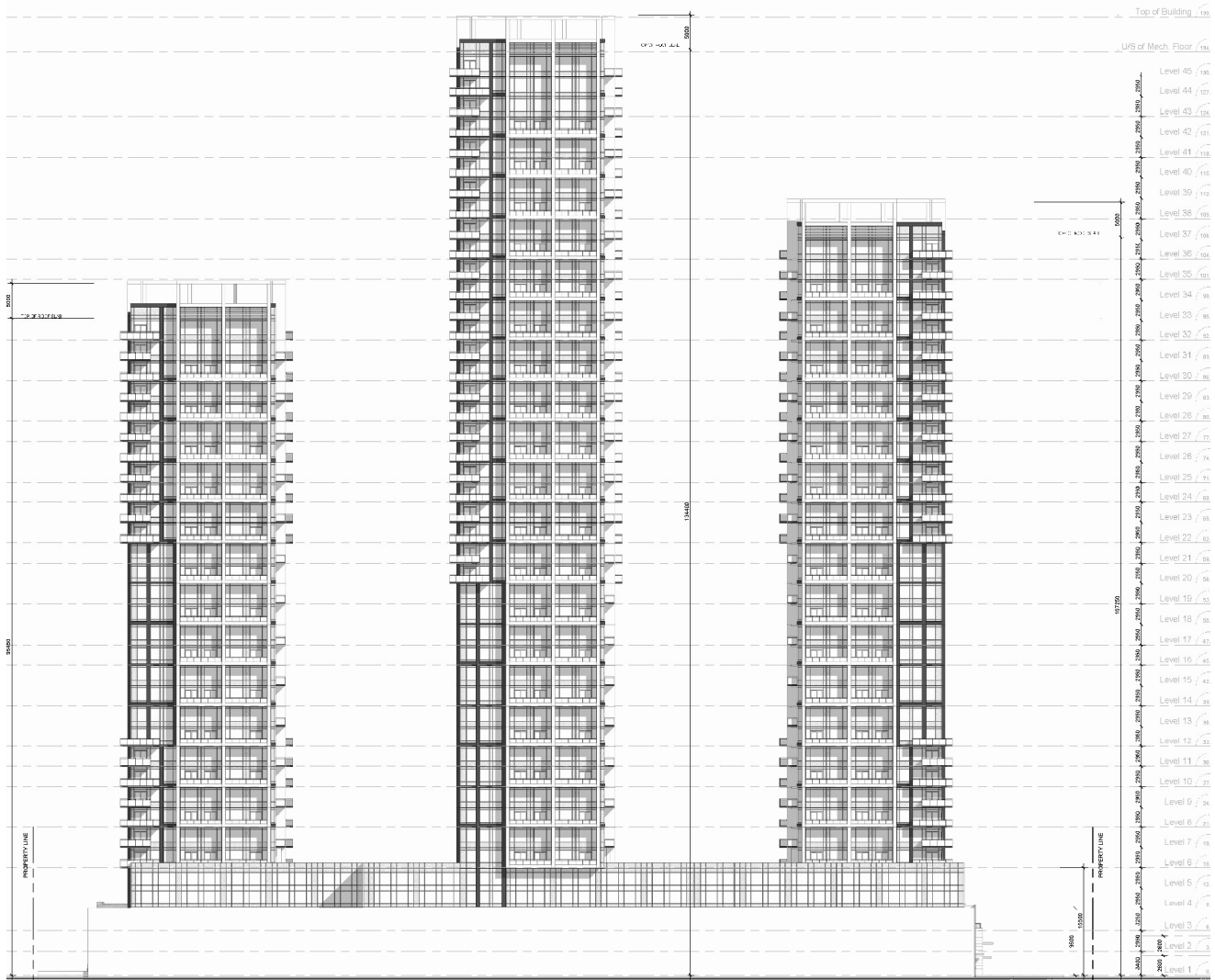


64 - 70 Cordova Avenue
 File # 12 245 092 WET 05 OZ

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 09/27/2012



Attachment 3 – South Elevation



South Elevation 1

Elevations

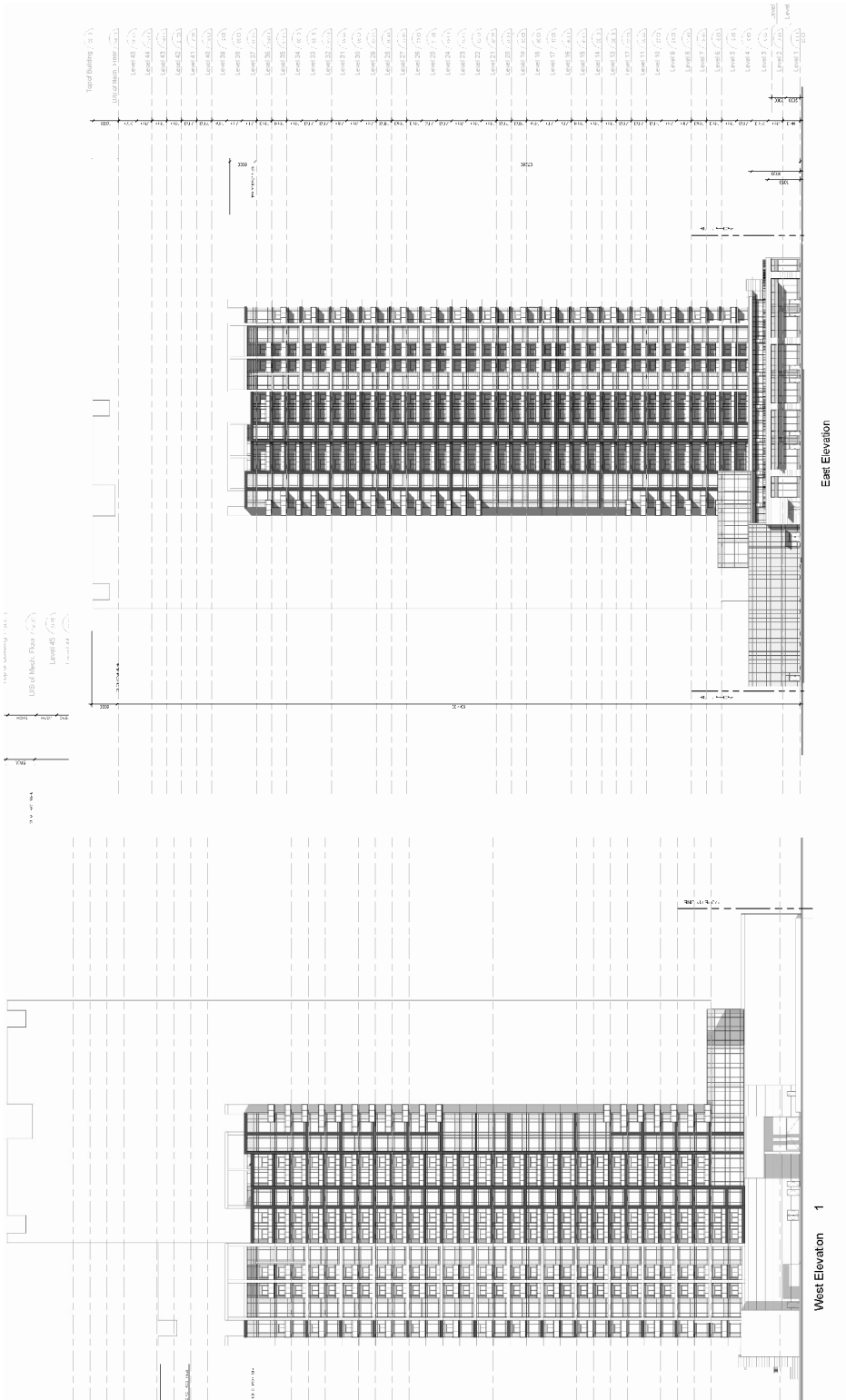
Applicant's Submitted Drawing

Not to Scale
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64 - 70 Cordova Avenue

File # 12 245 092 WET 05 OZ

Attachment 4: East and West Elevations



Elevations

Applicant's Submitted Drawing

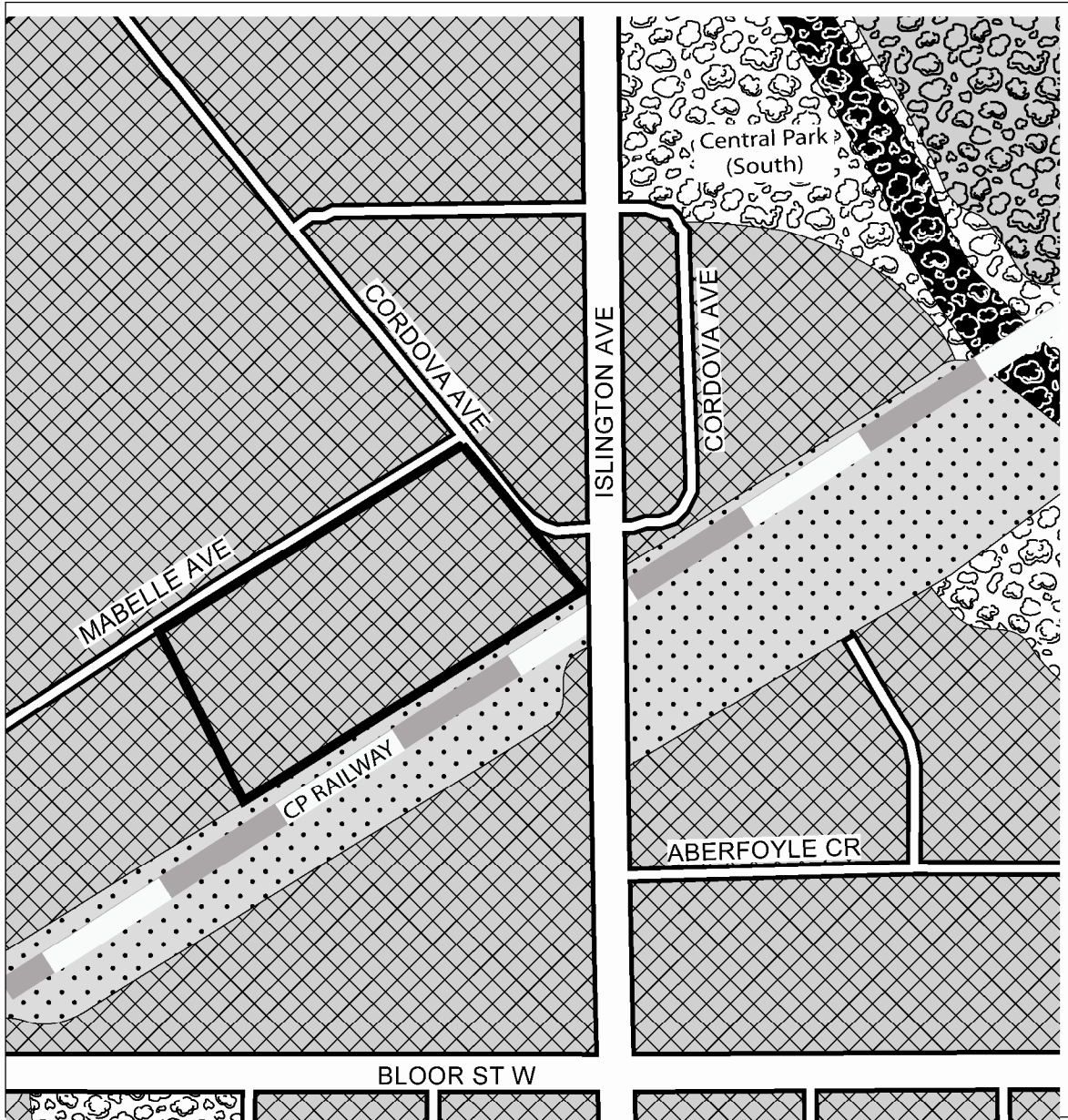
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64 - 70 Cordova Avenue

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

Attachment 5: Official Plan



Toronto City Planning
Official Plan

64 - 70 Cordova Avenue

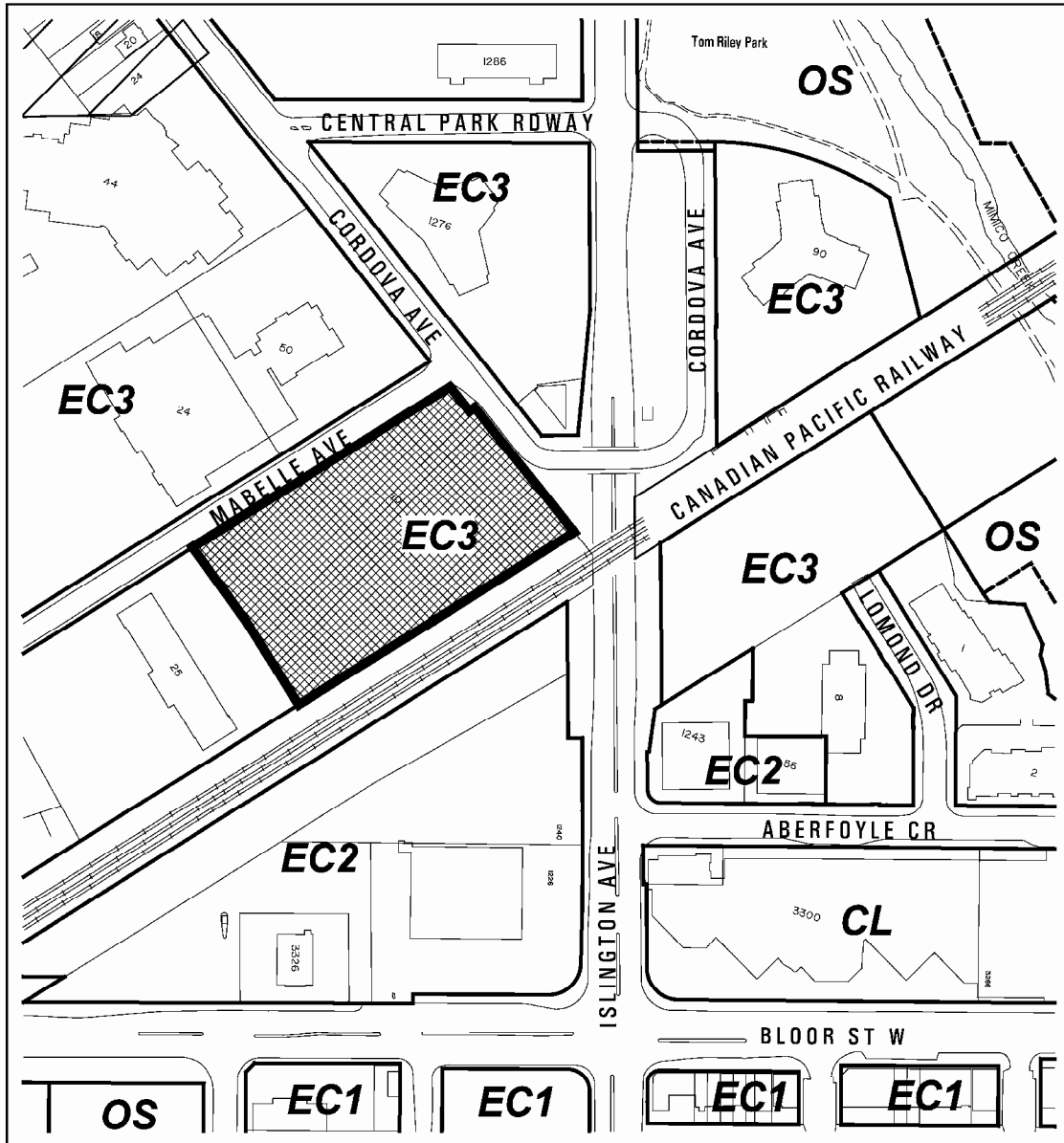
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- | | |
|---|--|
|  Site Location | Parks & Open Space Areas |
|  Mixed Use Areas |  Natural Areas |
|  Utility Corridors |  Parks |
| |  Other Open Space Areas |



Not to Scale
 10/15/2012

Attachment 6: Zoning



Toronto City Planning
Zoning

64 - 70 CORDOVA AVENUE
File # 12 245092 WET 05 0Z

EC2 Etobicoke Centre Two
EC3 Etobicoke Centre Three

CL Commercial Limited
OS Public Open Space

↑
Not to Scale
Former Etobicoke By-law 11,737
Extracted 09/27/2012

Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 245092 WET 05 OZ
Details	OPA & Rezoning, Standard	Application Date:	September 12, 2012

Municipal Address: 64 CORDOVA AVE
 Location Description: CON A CLERGY BLOCK PT LOT 7 RP 64R12182 PART 1 **GRID W0502
 Project Description: Proposal for three residential apartment buildings (35, 35 and 42 storeys) on a 3 storey podium on former TTC commuter parking lot for Islington Subway Station.

Applicant:	Agent:	Architect:	Owner:
DELTERA INC. SALVATORE CAVARRETTA			CITY OF TORONTO

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	EC3-Etobicoke 3	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	13419.9	Height:	Storeys:	42
Frontage (m):	0		Metres:	138.8
Depth (m):	0			
Total Ground Floor Area (sq. m):	8472			Total
Total Residential GFA (sq. m):	89800		Parking Spaces:	1308
Total Non-Residential GFA (sq. m):	640		Loading Docks	3
Total GFA (sq. m):	90440			
Lot Coverage Ratio (%):	63.1			
Floor Space Index:	6.7			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	884
2 Bedroom:	416
3 + Bedroom:	0
Total Units:	1300

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	89800	89800	0
Retail GFA (sq. m):	640	640	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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