

**345, 347 and 349 Carlaw Ave – Zoning Amendment
Application – Final Report**

Date:	September 21, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	11 235789 STE 30 OZ

SUMMARY

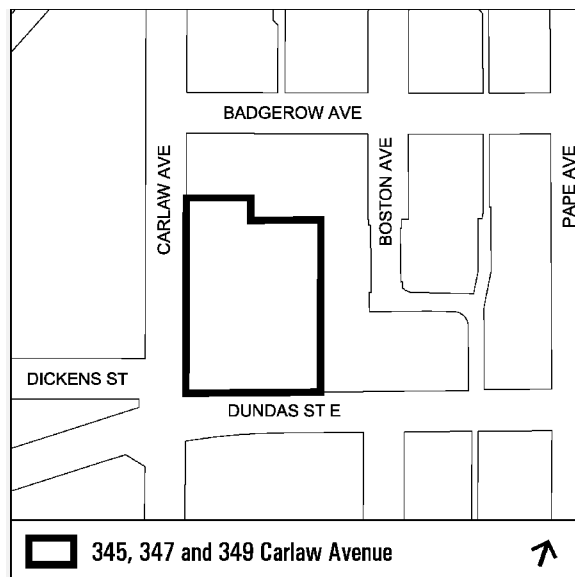
This application proposes a mixed-use development consisting of a 12-storey residential building with ground floor non-residential uses, a 3 ½ storey stacked townhouse building and the retention of the existing three-storey commercial office building at 349 Carlaw Avenue. The proposed development would provide a total of 313 units, 1,169 m² of new ground floor non-residential uses and maintain 3,392 m² of commercial office space.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the City of Toronto Zoning By-law 438-86 for the lands at 345, 347 and 349 Carlaw Avenue substantially in accordance with the draft Zoning By-law Amendment to be available prior to the October 10, 2012 Toronto and East York Community Council meeting.
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.

3. Before introducing the necessary Bills to City Council for enactment, City Council require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act, satisfactory to the City Solicitor, to secure the following:
 - a. The conveyance, at no cost, of not less than 450 square meters of non residential gross floor area to Crow's Theatre, or other non-profit arts and culture organization acceptable to the Executive Director Economic Development and Culture Division or, where the conveyance cannot be completed as contemplated and at the discretion of the City, the payment of a cash contribution in the amount of \$1,150,000.00 to the City to be applied at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor, that will be directed to community services and facilities or parkland/open space and or streetscape improvements in the Dundas and Carlaw community within Ward 30.
 - b. The gross floor area shall be separately conveyable and finished to a reasonable shell base standard for the intended use to the satisfaction of the Chief Planner and Executive Director, City Planning and including available connection to functioning electrical, plumbing and HVAC systems.
 - c. Agreements of Purchase and Sale shall be entered into with the accepted non-profit arts and culture organization in respect of the conveyance referred to in Recommendation 3 a. prior to the earlier of October 1, 2013 and issuance of a first above-grade building permit for any building or structure within the development.
 - d. Prior to issuance of a first above-grade building permit for any building or structure within the proposed development, the owner shall post a letter of credit in a form satisfactory to the City Treasurer in the amount of \$1,150,000.00 to secure the conveyance of the non-residential gross floor area as intended in Recommendation 3a.
 - e. A provision allowing the Agreement of Purchase and Sale to be assignable subject to the prior written consent of the Chief Planner and Executive Director, City Planning.
4. City Council authorize the City to be a party to the Agreement of Purchase and Sale contemplated to be entered into for the non-residential gross floor area referred to in Recommendation 3a. as a contingent transferee, in order to ensure the benefit of the gross floor area to be conveyed is secured for the intended purpose as set out in the report (September 21, 2102) from the Director,

- Community Planning, Toronto and East York District, headed "345, 347 and 349 Carlaw Avenue - Zoning Amendment Application - Final Report".
5. City Council authorize and direct the appropriate City Officials to take the necessary action to give effect to the foregoing, including the specific actions set out in "Council Authorities to implement Matters Pursuant to the Section 37 Agreement" as Attachment 4 to the report (September 21, 2012) from the Director, Community Planning, Toronto and East York District, headed "345, 347 and 349 Carlaw Avenue - Zoning Amendment Application - Final Report".
 6. City Council direct the Director, Community Planning, Toronto and East York District, to report back to Toronto and East York Community Council in 2013 on potential development guidelines and public realm improvements for the Dundas and Carlaw community.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In August 2010 City Council approved By-law 1059-2010 which permits office uses within the existing buildings located at 345 and 349 Carlaw Avenue. The by-law is in effect.

The Preliminary Report on this application was adopted by Toronto and East York Community Council on October 4, 2011. The report can be found at the following link: <http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-41003.pdf>

ISSUE BACKGROUND

Dundas and Carlaw

The Dundas and Carlaw neighbourhood is a former industrial area that has been undergoing a transformation to a live/work community in the City's east end. As the area was well served by rail lines, it contained clothing/textile manufacturers and the former Colgate-Palmolive plant that was located along Colgate Avenue. The large manufacturing firms have left the area and much of the industrial space formerly used for manufacturing has been divided into smaller units for firms needing studio space including photographers, graphic artists, cabinet makers, caterers, film and recording studios and other small businesses.

In response to residential uses proposed in 1998, a study was conducted that concluded that both residential and employment uses were appropriate for the area and that any conflicts could be managed. In 2000, a Dundas/Carlaw Neighbourhood Improvement Plan was prepared to guide planning for the area by maintaining the mixed-use character and creating a better public realm with improved streetscapes, parks, and open spaces.

The intent of the plan is to retain the historic industrial character of the area and encourage dynamic arts-oriented business and new residential uses.

Proposal

The proposal is a mixed-use development consisting of 3 buildings:

- A 12-storey mixed-use building (Building A) fronts Dundas Street East and Carlaw Avenue with a courtyard to the north. There are a total of 293 units with a wide range in unit types including 24 studio apartments, 173 1-bedroom, 94 2-bedroom units, and 2 live/work units. The building also contains 966 m² of ground floor non-residential uses.
- A 3 ½ -storey stacked townhouse building (Building B) is located on the north-east portion of the site. It contains a total of 20 units with 13 3-bedroom and 7 2-bedroom units facing the courtyard to the west.
- The retention of the existing three-storey commercial office building (Building C), located at 349 Carlaw Avenue, which contains a total of 3,392 m² of non-residential gfa.

A total of 313 units are proposed with a total mixed-use gross floor area (GFA) of 26,063m². Residential GFA is proposed at 21,502 m² and non-residential GFA is proposed at 4,561 m², including the existing non-residential GFA that is contained within the existing commercial building. A total of 250 parking spaces are proposed including 194 spaces for the residential units and 56 parking spaces for visitor and commercial/office uses. 188 residential bike spaces and 47 visitor bike parking spaces are proposed.

Arts and Culture Use

Crow's Theatre is a theatre company that was founded in 1983 and is based in Toronto's east end. The applicant, Streetcar Development, is proposing to partner with Crow's Theatre to create a permanent performing arts theatre within the 12-storey mixed-use building (Building A) on the site. The intent is for the proposed theatre to provide a cultural hub that will serve the east-end community and Dundas/Carlaw neighbourhood and further contribute to the identity and cultural industry character of the area. This application proposes a Section 37 contribution towards this non-profit arts & cultural facility that is further outlined in this report.

Site and Surrounding Area

The site is located at the northeast corner of Carlaw Avenue and Dundas Street East and is approximately 6,077 m² in size. The frontage on Dundas Street West is approximately 67 metres and the frontage along Carlaw Avenue is approximately 97 metres.

The site is currently occupied by a mix of commercial and industrial buildings and an open surface parking area to the rear of the buildings on the eastern portion of the site.

345 Carlaw contains a three-storey former warehouse building that would be demolished with this proposal. 347 Carlaw contains a one-storey industrial building to the immediate north that would be demolished. 349 Carlaw contains a three-storey former warehouse building that is now being used for commercial office space and would be retained.

Uses surrounding the site include:

North: Low rise residential fronting onto Badgerow Avenue.

South: 1201 Dundas Street East contains a newly constructed 11-storey mixed-use building and 319 Carlaw Avenue contains a 10-storey mixed-use building. (In 2008 applications for both sites were appealed to the Ontario Municipal Board and were approved as settlement agreements.)

East: Immediately adjacent to the site is a one-storey industrial site fronting Dundas Street and a townhouse development fronting on Boston Avenue. Further east, fronting on Dundas Street are townhouses and then a low-rise residential neighbourhood.

West: Across Carlaw Avenue is a two/three- storey industrial building and a triangular shaped piece of land with surface parking and low rise commercial/industrial buildings.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Employment Areas*. It is not located within an Employment District on Map 2 (Urban Structure). *Employment Areas* are "places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores that serve area businesses and workers."

Within Employment Areas, recreation and entertainment facilities may locate only on major streets as shown on Map 3. Dundas Street East is a major street.

In addition to the general policies of the Official Plan, Site and Area Specific Policy No. 154 (Attachment 5) also applies to the site and states:

"A mix of employment and residential uses are permitted provided that:

- a) if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area..."

Policy No. 154 applies to a number of sites and areas generally in the former City of Toronto that have employment uses in close proximity to residential uses with a policy intent to support both uses in compatible formats and design.

Section 3.1.2 of Chapter 3 of the Official plan contains Built Form policies that provide a framework of how new development should be fit within existing and planned contexts and how new development transitions to differing scales of development in terms of height and massing.

Chapter 3 of the Official Plan also contains policies that work towards providing the city's vibrant cultural life and recognize the contribution the arts make to the quality of life of residents. Policy 3.5.2.3 states that "The inclusion of new, not-for-profit arts and cultural facilities in development will be promoted through development incentives and public initiatives".

Zoning

The site is zoned I1 D3 which permits a variety of light industrial/employment uses to a permitted density of three times the area of the lot. The height limit is 18 metres. Site Specific By-law No. 1059-2010 passed by City Council in August 2010 permits commercial office uses within the existing buildings at 345 and 349 Carlaw Avenue. Given the by-law is tailored to permit the existing condition, including parking and loading requirements that will no longer be met and the building at 345 Carlaw Avenue will be demolished, a new site-specific by-law is required to permit this proposed development and By-law 1059-2010 should be repealed.

Site Plan Control

A Site Plan Control application (11 235813 STE 30 SA) was submitted with the zoning amendment application and is currently under review by City Staff.

Reasons for Application

An amendment to the zoning by-law is required to include residential uses as well as to expand the range of permitted non-residential uses. The proposal exceeds both the height and density permitted on the site.

Community Consultation

There has been extensive community input on this application. The applicants have met with the community on a number of occasions to identify and work through potential issues with the adjacent neighbourhood. City Planning staff were not included in these meetings, however City Planning has received email correspondence, held a community consultation meeting in the community, and also met individually with area residents who wanted to review the revised plans.

The community consultation meeting was held on November 7, 2011 at Ralph Thornton Community Centre. Approximately 32 members of the public attended along with the Ward Councillor, applicant and City staff.

Issues raised in the community consultation meeting include:

- Height of proposed buildings, design, massing and the shadow impact.
- Traffic in and out of the site.
- Townhouse height and balconies in relation to the existing townhouses to the east of the site.
- Construction schedule.
- Traffic congestion and adequate provision of parking.
- Composition of the units should include units for families.
- Carlaw streetscape.
- Community benefits.

Issues raised through email correspondence and individual meetings include similar issues of heights, views, privacy, townhouse setbacks, traffic, parking, adequacy of existing infrastructure, stormwater issues, construction disruption and the provision of community amenity space and public accessibility.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have reviewed the proposal and determined that it is consistent with the Provincial Policy Statement, and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

Since Council adopted the Official Plan in 2002, the Dundas and Carlaw area has evolved from an area of mostly employment uses to an area that includes a mix of live/work,

employment and residential uses. Site and Area Specific Policy No. 154 permits a mix of employment and residential uses and this application is consistent with that policy intent.

This proposal includes retention of the existing 3,392 m², three-storey commercial office building (Building C) that is located at 349 Carlaw Avenue. The retention of this existing building for office space will provide continued employment opportunities in the Carlaw area and is consistent with the Official Plan policies. The draft by-law proposes to permit only non-residential uses in this existing parcel.

The proposed 12-storey mixed-use building contains residential uses that are permitted in the Site and Area Specific Policy No. 154 and staff are satisfied that the residential component of the proposal will provide a compatible, satisfactory living environment.

Density, Height, Massing

The overall proposed density for the 6,077 m² site is 4.2 FSI. The original proposed GFA for the site was 29,051 m² and has been reduced to 26,063m². Originally the proposed height of the mixed-use building (Building A) fronting on Dundas Street West and Carlaw Avenue was 12 storeys at 38.4 metres. The proposal was later revised to a 13-storey building with a height of approximately 41 metres. After further discussions with City Planning staff, the proposed height of Building A has been reduced to 12 storeys (37 m) including an integrated penthouse. A small portion of the roof holds the elevator overrun at 40 m.

The massing of Building A is relieved with different heights and proposed materials. Most of the massing is concentrated on the Dundas Street and Carlaw Avenue portion of the site away from the low-rise residential neighbourhood to the north-east. The massing is broken up along the Dundas Street and Carlaw Avenue frontages and stepped down to transition to the sites to the east and to pull some of the height and density away from the Dundas Street and Carlaw Avenue street edges. The stepbacks vary from the 7th and 8th storeys along the Dundas Street and Carlaw Avenue frontages with the majority of the massing at the 10th storey. The mechanical equipment is set back from the 10th storey and wrapped with units on the 11th and 12th storeys. As shown on the Site Plan in Attachment 1, the building is set back for the first two storeys in a wedge shape up to approximately 8 metres from the property line at its widest point on the Dundas Street frontage, to allow for a generous sidewalk/pedestrian realm.

The stacked townhouse building (Building B) is located along the north eastern portion of the site. The proposed building is 3 storeys along the east façade with the rear of the building facing the rear of the townhouses on the adjacent property to the east, across a private 5 metre laneway. The front of the townhouse building is 4 storeys facing west towards a courtyard in the centre of the site. The adequacy of the townhouse buildings' rear setback was raised by residents who live adjacent to the eastern portion of the site. The applicant agreed to remove the 1 metre overhang and set the rear face of the townhouse building back three metres from the property line to mirror the setback of the existing townhouses to the east. The ground floor/basement of the townhouses are

proposed to extend to the lot line, but would not be visible from the existing townhouses on the adjacent property.

Given the site location and configuration, future redevelopment applications for the blocks on Dundas Street to the east would require a further transition downwards to 12 metres towards the *Neighbourhood* to the east.

Staff is of the opinion that the proposal is in keeping with the buildings along this portion of Dundas Street and Carlaw Avenue through the use of setbacks, stepbacks and materials. The proposed mixed-use building (Building A), townhouses (Building B) existing office building (Building C) transition the height down to the low-rise neighbourhood to the north and east in an appropriate manner given the context and the uses proposed.

Shadow

The applicant was required to submit a sun/shadow study showing the shadows of the proposed development. An analysis of the shadow impact study submitted by the applicant shows that during the afternoon sunlight hours on September 21 and March 21 (the vernal and autumnal equinoxes), shadows do not extend into the neighbourhoods to the north and east from the proposed 12-storey mixed-use building (Building A).

Traffic Impact

The applicant's Traffic Impact Study projected that under future total traffic conditions, all signalized intersections and the site access driveway will operate at good levels of service, with minimal impact on the adjacent road network. Concerns were raised at the public meeting of November 7, 2012 that the traffic from background development in the vicinity of the site may not have been included in the TIS assumption of 0 percent per annum background traffic growth. The applicant submitted a revised TIS to include background development in the area. The revised TIS was accepted by Transportation Services staff.

Access

Vehicular access was originally proposed from two different locations on the site from both Carlaw Avenue and Dundas Street East. The application has been modified to have only one site access on Carlaw Avenue. Transportation Planning staff are generally supportive of the reduced site access on Carlaw Avenue which will eliminate potential conflict between site traffic and pedestrian and cyclists on Dundas Street East. TTC were consulted on the revised application and did not indicate any objections with the revised single access from Carlaw Avenue.

Parking

The applicant proposes to provide a total of 250 parking spaces comprised of 194 parking spaces for residents plus 56 parking spaces as a "pooled" parking supply to serve both residential visitors and the non-residential component of the project. Staff recommends

that the applicant satisfy the minimum parking requirements that are set out as ratios within the Zoning By-law Amendment.

Bicycle Parking

The Official Plan contains policies which encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City. The applicant will be required to meet the Toronto Green Standard Tier 1 bicycle parking rates for residential and non-residential uses. This will be secured as a performance standard within the Zoning By-law Amendment.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The site is in the area with a 0.80 to 1.56 hectares of local parkland per 1,000 people, the third lowest quintile as per Map 8B/C of the Official Plan. Parks, Forestry and Recreation staff have advised that the development site is subject to the Alternative Parkland Dedication Rate By-law 1020-2010 as residential uses are proposed on lands designated as Employment in the Official Plan. The proposal is subject to a cash-in-lieu cap of 10% of the value of the site. The actual amount to be paid will be determined at the time of issuance of the building permit.

Streetscape

Four street trees are proposed for the Dundas Street East frontage with small trees in planters proposed for the Carlaw Avenue frontage. Detailed landscape design will be finalized with the Site Plan Agreement.

Transportation Planning staff have identified the opportunity to improve the pedestrian condition on Dundas Street East by removing the right-turn lane on the westbound Dundas Street approach to Carlaw Avenue. In addition to improving the pedestrian conditions, cyclists would benefit from the removal of the right-turn lane and the public realm space would be expanded. Staff will review this opportunity with other City divisions and, if it is feasible, work with the applicant to implement it as part of the site plan approval process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law will secure performance measures for Cycling Infrastructure. Other applicable TGS performance measures, including Bird Friendly Design, will be secured through the Site Plan Approval process.

Section 37

Section 37 of the Planning Act allows the City to grant increased density and/or height in exchange for community benefits. Community benefits can include (among other capital facilities): parkland, non-profit arts and cultural, community or child care facilities, streetscape improvements on the public boulevard not abutting the site; and other works detailed in policy 5.1.1.6 of the Official Plan. The community benefits must bear a reasonable relationship to the proposed development, including at a minimum, an appropriate geographic relationship and the addressing of the planning issues associated with the development.

Section 5.1.1.4 of the Official Plan allows Section 37 of the Planning Act to be used for all developments with a gross floor area of more than 10,000 square metres and when the zoning by-law amendment increases the permitted gross floor area by at least 1,500 square metres and/or increases the height significantly or where the applicant agrees to provide such benefits. As part of this application, the owner has agreed to provide space on the ground floor and basement for an arts and culture facility to be owned and operated by a non-profit entity known as the Crow's Theatre as part of the Section 37 contribution for the site.

Through discussion with the Ward Councillor, the applicant, staff and the community, not less than 450 square meters of gross floor area is proposed to be conveyed at no cost to a non-profit arts and culture organization acceptable to the City. The applicant proposes to partner with Crow's Theatre to create a permanent performing arts theatre. Staff recommend that the City be party to the Agreement of Purchase and Sale between the owner and Crow's Theatre to ensure the City intent is realized.

In the event the transaction with Crow's Theatre is not able to be completed the City will have the ability to redirect the conveyance to another acceptable non-profit arts and culture organization. The Toronto Cultural Advisory Corporation operating as the Toronto Arts Council is currently proposed. The City will ensure that the space is used as intended pursuant to an agreement that will be required between the City and the transferee of the space. It is also proposed that a restriction be registered on title to the space which will require the consent of the City in the event of a sale to further secure continued use for arts and culture purposes.

In the event that neither Crow's Theatre or the Toronto Arts Council are able to complete the transaction, the City may in the alternative and at its discretion at no cost to it, elect to a cash payment in the amount of \$1,150,000.00 to be applied at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, that will be directed to community services and facilities or parkland/open space and or streetscape improvements in the Dundas and Carlaw community within Ward 30. This amount will be secured prior to issuance of first above-grade building permit.

In summary, the community benefits recommended to be secured in the Section 37 agreement are as follows:

- (i) The owner shall convey, at no cost, a minimum of 450 square metres of gross floor area to a non-profit arts and culture organization acceptable to the City of Toronto.
- (ii) The space to be conveyed shall be finished to a shell base standard for the intended use to the satisfaction of the Chief Planner and Executive Director, City Planning, and including available connection to functioning electrical, plumbing and HVAC systems
- (iii) Agreements of Purchase and Sale shall be assignable and entered into with the accepted non-profit arts and culture organization in respect of the conveyance prior to the earlier of October 1, 2013 and issuance of a first above grade building permit for any building or structure within the development;
- (iv) Prior to issuance of a first above- grade building permit for any building or structure within the proposed development, the owner shall post a letter of credit in a form satisfactory to the City Treasurer in the amount of \$1,150,000.00 to secure the conveyance of the non-residential gross floor area as intended; and
- (v) Where the conveyances cannot be completed as contemplated, in the alternative, the City may elect to require at no cost to it, the payment of a cash contribution in the amount of \$1,150,000.00 to the City to be applied at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, that will be directed to community services and facilities or parkland/open space and or streetscape improvements in the Dundas and Carlaw community within Ward 30.

Development Charges

It is estimated that the development charges for this project will be \$2,862,123.40. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

Dundas and Carlaw – Next Steps

Staff proposes to review how the character of the Dundas/Carlaw area has changed since the review work 10 years ago, due to this and other recent developments, as well as to identify potential development sites and opportunities for improvements to the public realm. Staff could propose development guidelines for the assessment of development proposals if warranted after the analysis, and potential public realm improvements to

identify enhancements to parks, public art, streetscapes and other amenities in the area and report back to Council in 2013.

Conclusion

The proposed use and development is in keeping with the policies of the Official Plan. The buildings provide an appropriate transition between the higher scale live/work area at Dundas and Carlaw and the low scale residential area to the north and east. The proposed building and the proposed Section 37 contribution of a performing arts theatre help advance the vision for the Dundas and Carlaw community.

CONTACT

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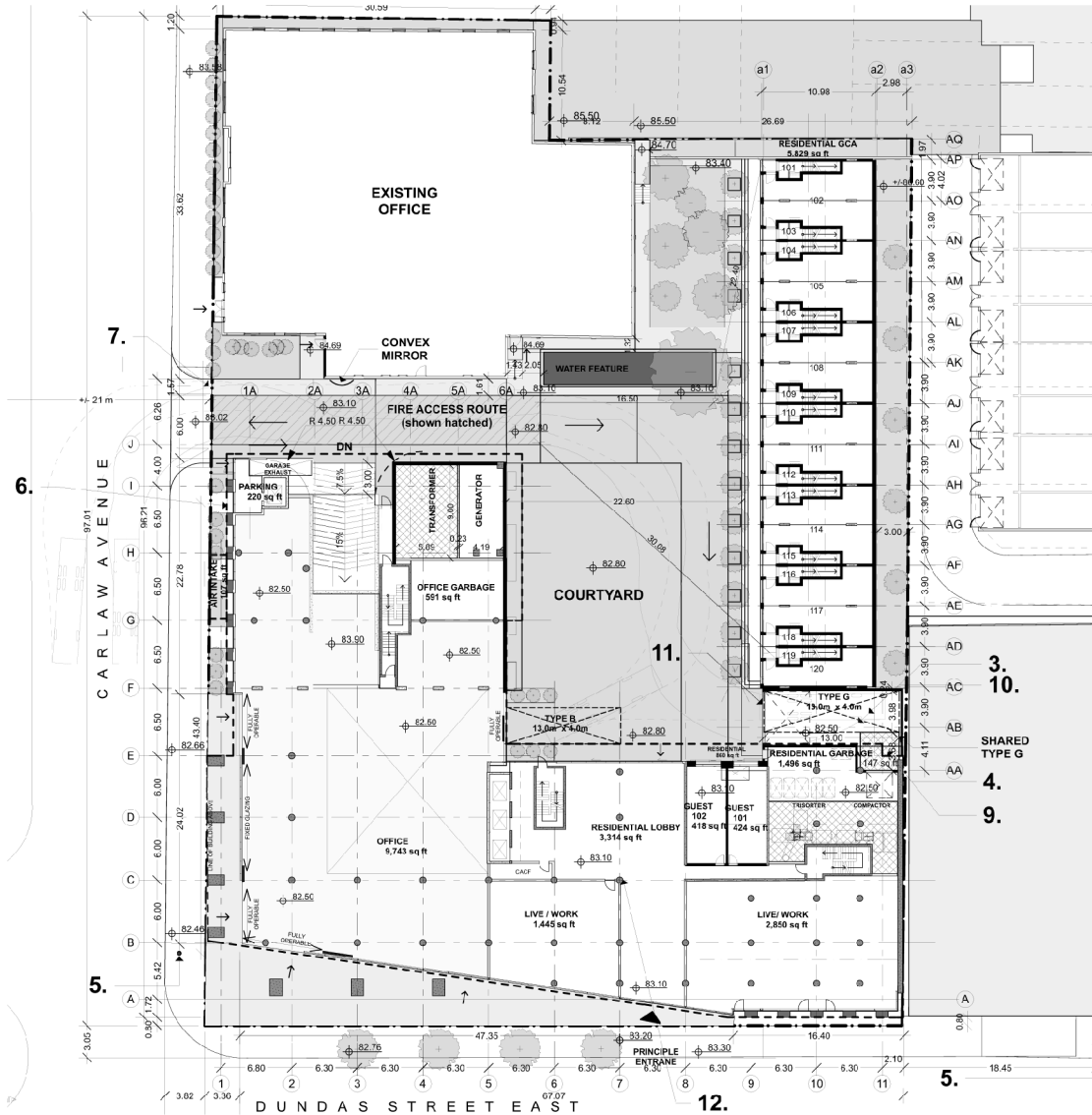
Gregg Lintern, MCIP, RPP
Director, Community Planning,
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Zoning
- Attachment 4: Council Authority to Implement Matters Pursuant to the Section 37 Agreement
- Attachment 5: Site and Area Specific Policy 154 – Dundas and Carlaw
- Attachment 6: Application Data Sheet
- Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Ground Floor Plan

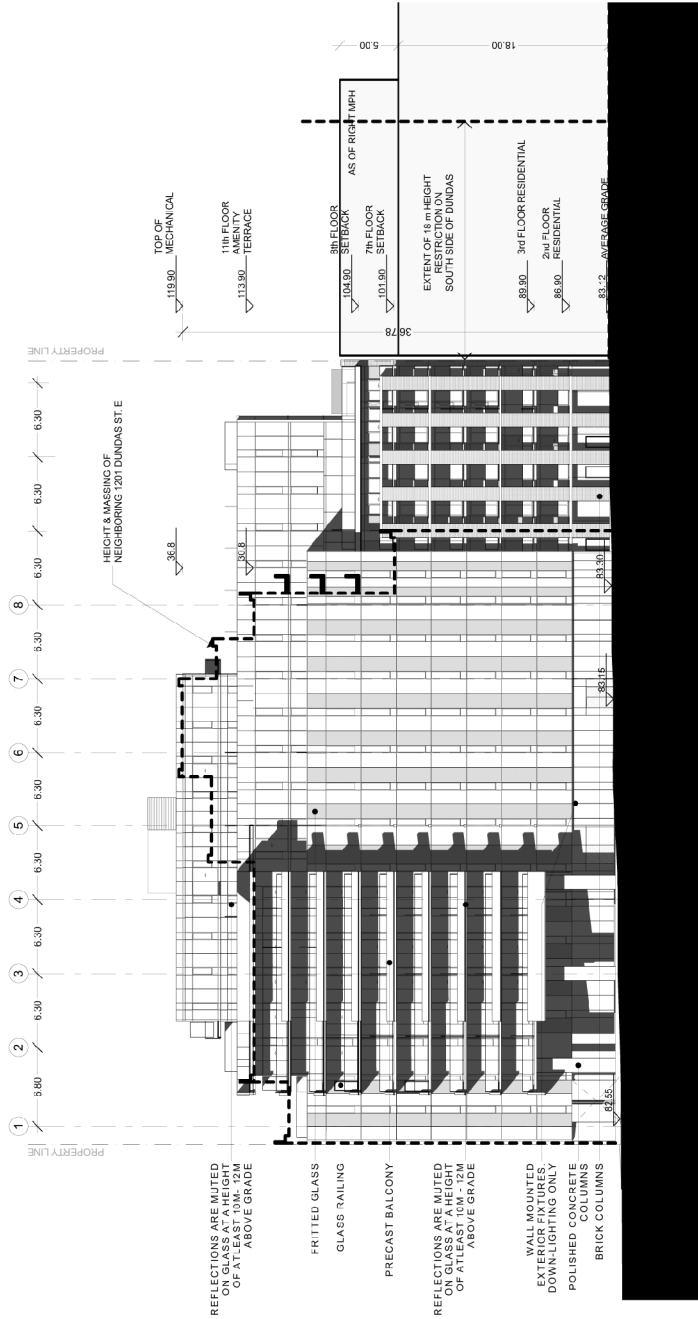
345, 347 & 349 Carlaw Avenue

Applicant's Submitted Drawing

Not to Scale 
09/07/2012

File # 11 235789 02

Attachment 2: Elevations



South Elevation

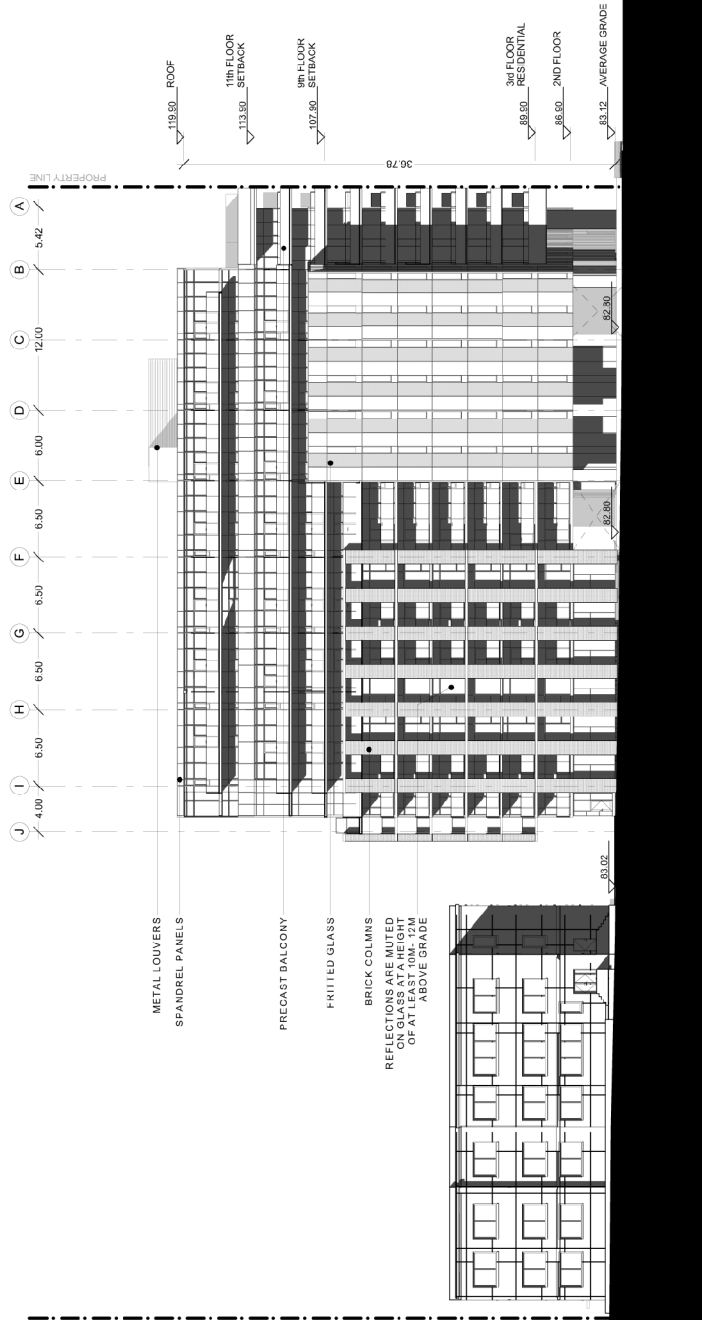
345, 347 & 349 Carlaw Avenue

Elevations

Applicant's Submitted Drawing

Not to Scale
09/07/2012

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West Elevation

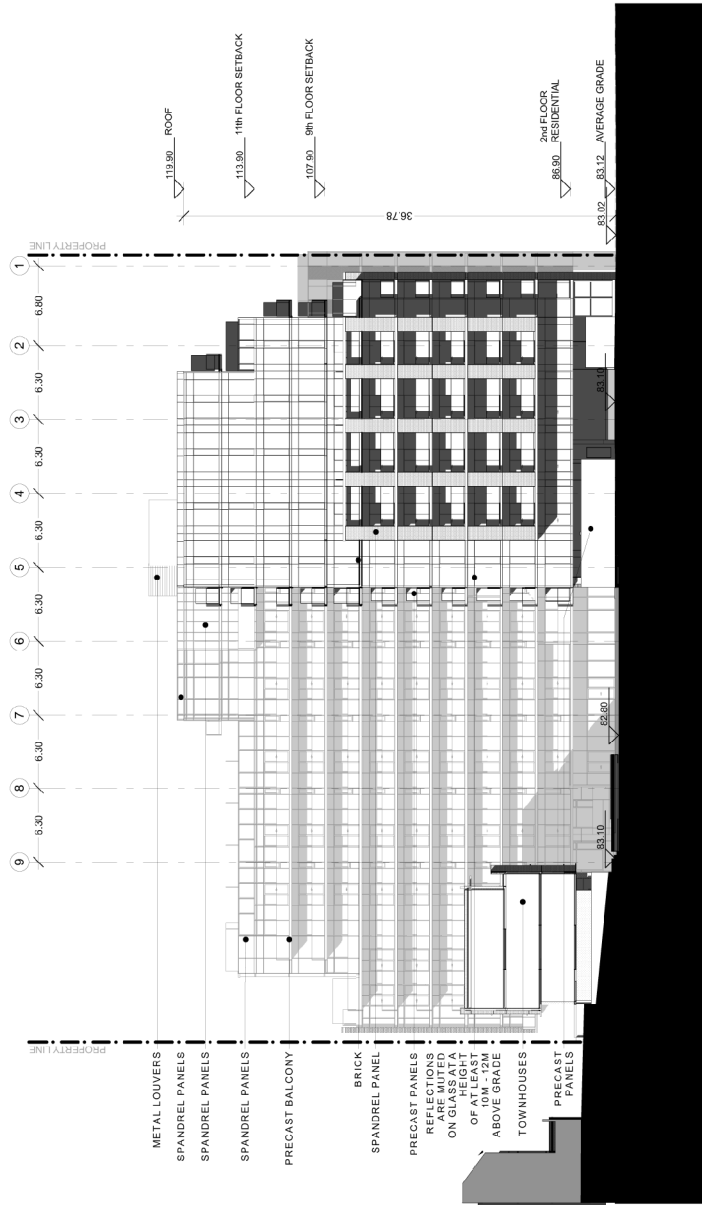
345, 347 & 349 Carlaw Avenue

Elevations

Applicant's Submitted Drawing

Not to Scale
09/07/2012

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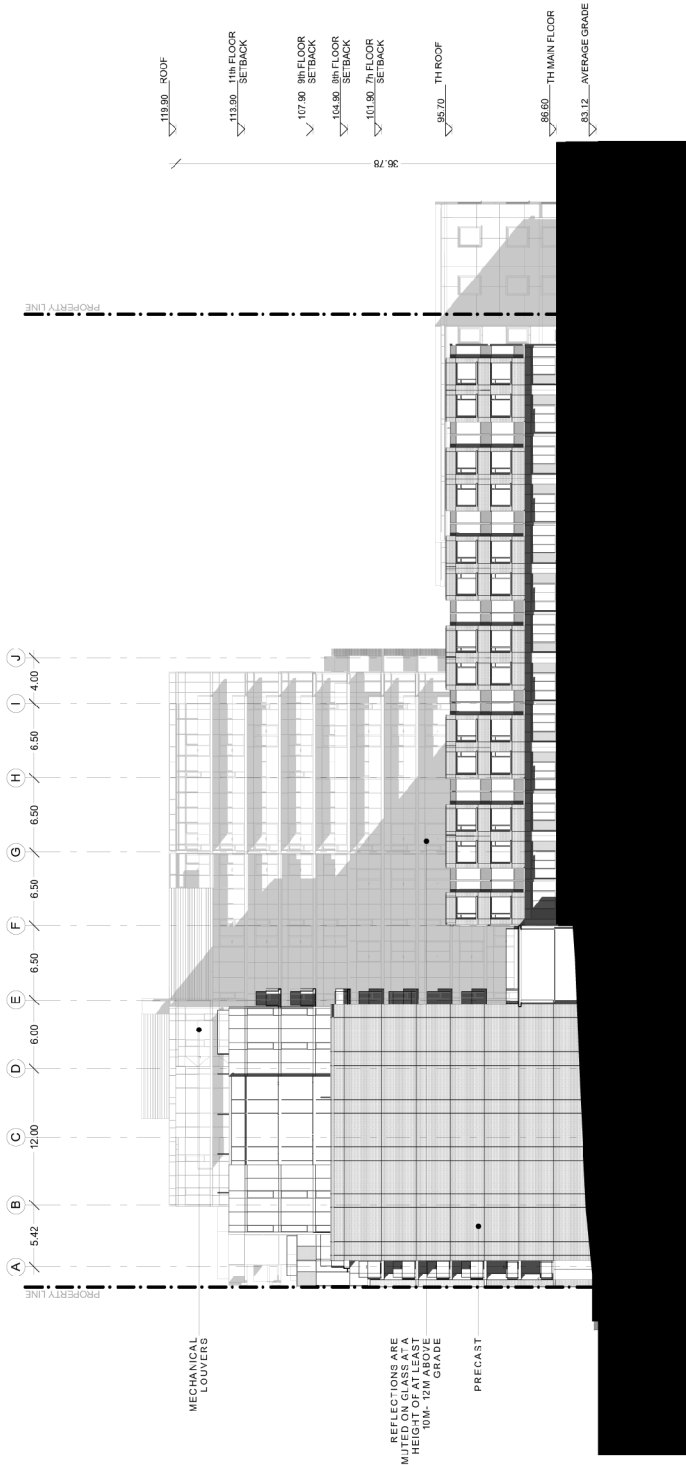
North Elevation

345, 347 & 349 Carlaw Avenue

Elevations
 Applicant's Submitted Drawing

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 09/07/2012

File # 11 235789 0Z



East Elevation

345, 347 & 349 Carlaw Avenue

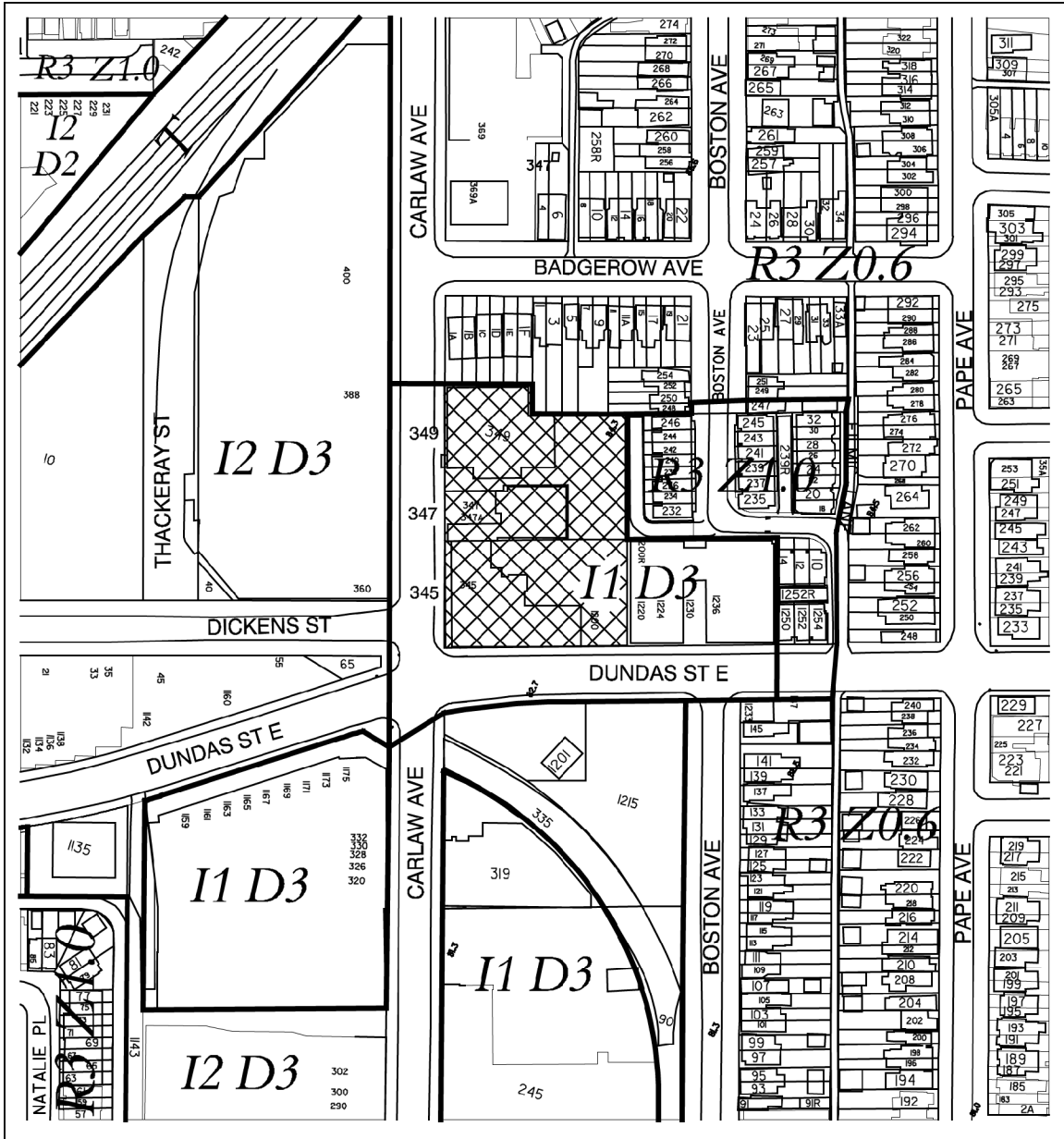
Elevations

Applicant's Submitted Drawing

Not to Scale
09/07/2012

File # 11 235789 0Z

Attachment 3: Zoning



345, 347 and 349 Carlaw Avenue

File # 11_235789_0Z

- R3 Residential District
- I1 Industrial District
- I3 Industrial District
- T Industrial District

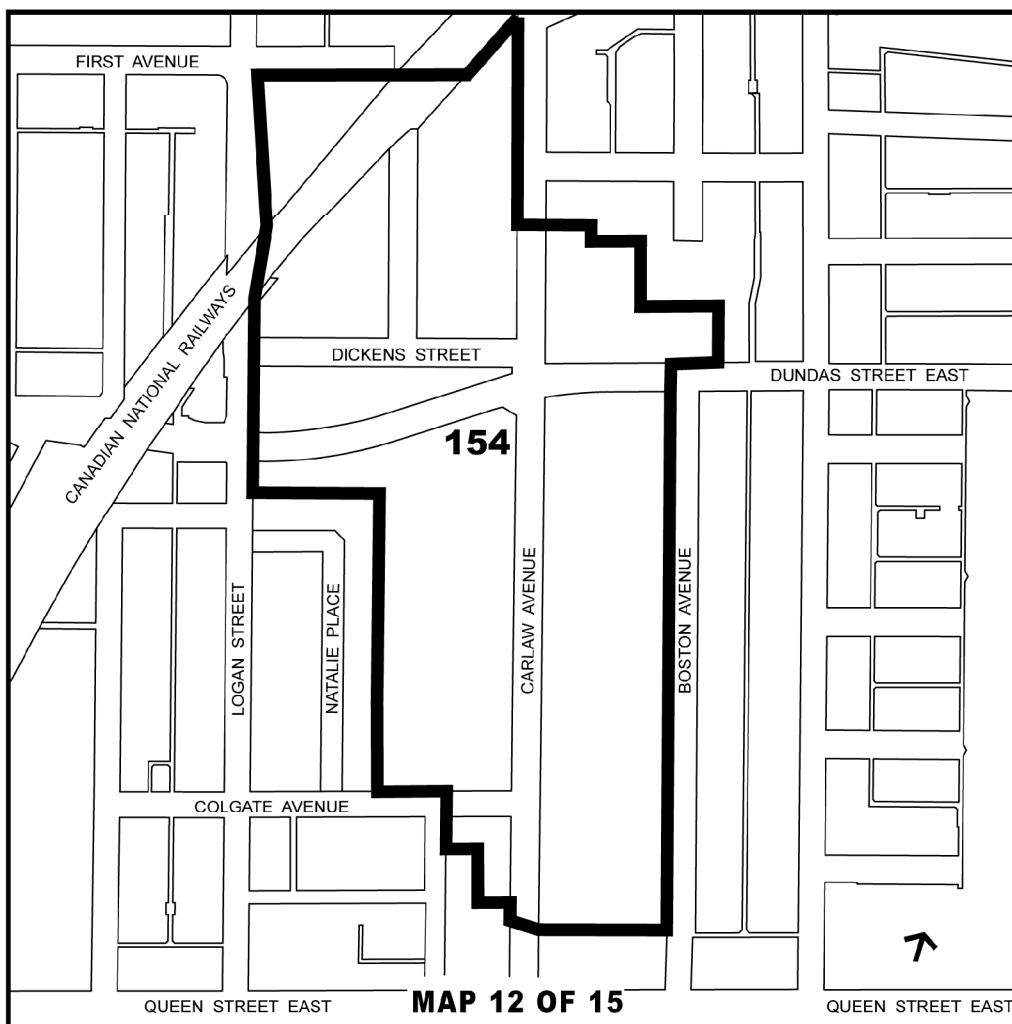


Not to Scale
Zoning By-law 438-86 as amended
Extracted 08/30/11

Attachment 4: Council Authority to Implement Matters Pursuant to the Section 37 Agreement

1. City Council authorize and direct the City Solicitor to execute the Agreement of Purchase and Sale with respect to the conveyance to Crow's Theatre and to complete any assignment of or any document relating thereto that may occur as a result of entering into that agreement on behalf of the City, amending the closing, due diligence and other dates and amending and waiving terms and conditions on such terms as she considers reasonable.
2. In order to ensure completion of the transfer of gross floor area to a non-profit arts and culture organization in the event that the Agreement of Purchase and Sale with Crow's Theatre cannot be completed, City Council authorize the City to assign its interest to the Toronto Cultural Advisory Corporation (operating as Toronto Arts Council) to give effect to the intended purpose as set out in the report from the Director, Community Planning, Toronto and East York District (dated September 24, 2012), headed "345, 347 and 349 Carlaw Avenue – Zoning Amendment Application - Final Report", on terms and conditions determined by her and in a form satisfactory to the City Solicitor, prior to the closing date with the Owner, with the intention that there are no financial consequences of the City having been a party to the Agreement of Purchase and Sale.
3. City Council authorize and direct the Executive Director, Economic Development and Culture Division to enter into an agreement to govern the ownership of the non – residential gross floor area to ensure the intended arts and affiliated use of the space, to require annual reporting on the use and to secure such other terms and conditions as are deemed advisable, such agreement to be in a form satisfactory to the City Solicitor and to be entered into prior to the completion of the Agreement of Purchase and Sale referred to in Recommendation 3c to the report from the Director, Community Planning, Toronto and East York District (dated September 24, 2012) headed "345, 347 and 349 Carlaw Avenue – Zoning Amendment Application – Final Report".
4. City Council authorize the Chief Planner and Executive Director of City Planning Division to execute in her sole discretion, consents pursuant to the restriction to be registered on title to the lands conveyed under Section 118 of the *Land Titles Act*.

Attachment 5: Site and Area Specific Policy 154 – Dundas and Carlaw



TORONTO City Planning
Site and Area Specific Policy No.154
- Dundas and Carlaw Area

345, 347 & 349 Carlaw Avenue

File # 11 235789 0Z

↑
Not to Scale
09/21/2012

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	11 235789 STE 30 OZ
Details	Rezoning, Standard	Application Date:	July 11, 2011

Municipal Address: 345 CARLAW AVE
 Location Description: PLAN 96Y PT LOT A1 RP 63R 4207 PARTS 4, 5, & 6 **GRID S3008
 Project Description: Rezoning application to permit the redevelopment of the lands for a new 12-storey mixed use building containing retail uses at grade and 313 dwelling units. The existing three-storey office building will be retained.

Applicant:	Agent:	Architect:	Owner:
Tact Architecture		Tact Architecture	345 Carlaw Avenue Inc

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	1059-2010
Zoning:	I1 D3	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	6077	Height:	Storeys:	12
Frontage (m):	97.02		Metres:	36.8
Depth (m):	66.94			
Total Ground Floor Area (sq. m):	3762			Total
Total Residential GFA (sq. m):	21,502		Parking Spaces:	250
Total Non-Residential GFA (sq. m):	4,561		Loading Docks	2
Total GFA (sq. m):	26,063			
Lot Coverage Ratio (%):	62			
Floor Space Index:	4.2			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above	Below
			Grade	Grade
Rooms:	0	Residential GFA (sq. m):	21,502	0
Bachelor:	24	Retail GFA (sq. m):	0	0
1 Bedroom:	175	Office GFA (sq. m):	3,392	0
2 Bedroom:	101	Industrial GFA (sq. m):	0	0
3 + Bedroom:	13	Institutional/Other GFA (sq. m):	1,169	0
Total Units:	313			

CONTACT: PLANNER NAME: Heather Inglis Baron, Planner
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Attachment 7: Draft Zoning By-law Amendment

To be submitted prior to the October 10, 2012 Toronto and East York Community Council meeting