



STAFF REPORT ACTION REQUIRED

20 - 38 Gladstone Avenue - Zoning Amendment Application - Preliminary Report

Date:	August 9, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	13-165340 STE 18 OZ

SUMMARY

This application proposes to permit the construction of a 7-storey residential condominium containing 113 residential dwelling units, 16 grade-related units, and 180 below-grade vehicular parking spaces at 20-38 Gladstone Avenue. This application proposes to demolish a related group of 10 buildings, all of which contain residential uses and of which at least 5 units are rental. As the proposal involves a related group of buildings with 6 or more residential units (including rental units), the applicant is required to submit a rental housing demolition application under Section 111 of the *City of Toronto Act*.

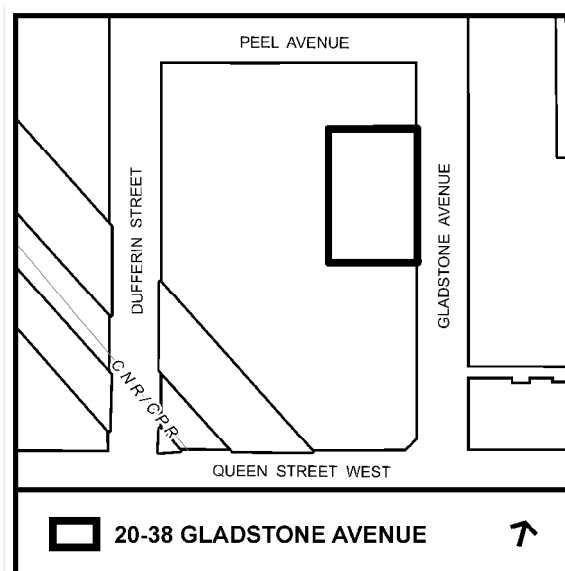
This report provides preliminary information on the above-noted application.

A community consultation meeting is scheduled for September 16, 2013. At this meeting the community can review the application, provide comments, and ask questions of City staff and the applicant.

A final report is targeted for the first quarter of 2014, subject to any required information being provided 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 20-38 Gladstone 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.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The application proposes to permit the construction of a 7-storey residential condominium building. The building would have a total gross floor area of 8,542 square metres and an overall height of 21.6 metres. The proposed density would be 4.23 times the lot area. The building is sharing underground parking access, vehicular parking spots, amenity space, and a pedestrian walkway with the proposal at 11 Peel Avenue to the west, which is being developed by the same applicant. See Attachment No. 1 for a context plan showing the proposal's relationship with the other developments in the block bounded by Peel Avenue to the north, Dufferin Street to the west, Gladstone Avenue to the east, and Queen Street West to the south.

A total of 129 dwelling units are proposed. The dwelling unit breakdown is as follows:

Dwelling Type	Unit Count
Grade related townhouses	16
One Bedroom:	54
Two Bedroom:	59
Total:	129

The grade related townhouse units face both Gladstone Avenue and the laneway to the rear. The remaining 113 units are located on the second to seventh floors.

The application proposes 180 vehicular parking spaces in three levels of underground parking, including 97 residential parking spaces, 19 visitor parking spaces, and 3 barrier free spaces. A total of 61 spaces on the P3 level would be dedicated to the proposal at 11 Peel Avenue, leaving 119 spaces dedicated to the proposal on this property. The parking access is proposed to be shared with the property at 11 Peel Avenue via a ramp on the 11 Peel Avenue property. As for bicycle parking, 77 residential spaces and 19 visitor spaces would be provided.

The application requires 258 square metres of indoor and outdoor amenity space. Zero amenity space, both indoor and outdoor, is proposed in the building. The application proposes as an alternative to share the amenity space proposed as part of the development at 11 Peel Avenue.

At the south end of the site, which abuts the development known as 8-14 Gladstone Avenue, is an east-west midblock connection accessible from Gladstone Avenue. This connection is 5.25 metres in width and leads to the residential lobby of the building and continues west through the 11 Peel Avenue proposal and into the proposed City park located at the west portion of the block. The walkway also intersects with a north-south pedestrian walkway that is accessible from 8-14 Gladstone and ends midblock at Peel Avenue.

See Attachment No. 7 for application data sheet and Attachment No. 2-4 for drawings.

Site and Surrounding Area

The subject site is located on the west side of Gladstone Avenue, north of Queen Street West. The site has an overall area of approximately 2,021 square metres. At 20 Gladstone Avenue there is currently a two-storey building used as an auto garage, with two residential units. At 22 to 38 Gladstone Avenue there are currently nine two-storey row houses with 16 residential units.

The surrounding built form and uses include:

East: Opposite the subject site, on the east side of Gladstone Avenue, is a grocery store with surface parking, two-storey commercial buildings, and two-storey semi-detached dwellings and row houses. The Gladstone Hotel, a designated heritage building, is located at the corner of Queen Street West and Gladstone Avenue.

North: Directly adjacent to the north property of the subject site is a two storey furniture store and office building. North of this building is a three storey art gallery.

South: Directly south of the subject property is a new 8-storey mixed use condominium known as 8-14 Gladstone Avenue. Further south is another 8-storey mixed use building known as 2 Gladstone Avenue. Both condominiums are built.

West: The site is bounded on the west by a private lane and by the property on the west side of the lane known as 11 Peel Street.

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 site is designated *Mixed Use Areas* in the City of Toronto Official Plan. This designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

The development criteria in *Mixed Use Areas* include, but are not limited to:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

To the north, south, and east of the site are *Mixed Use Areas*, which share the same development criteria and policy framework as the subject site. To the west of the site is *Employment Areas*, which are places of business and economic activity. Uses that support *Employment Areas* 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 and services that serve area businesses and workers. The current application at 11 Peel Avenue proposes to change the *Employment Areas* designation to *Mixed Use Areas*.

The southwest corner of the block on which the subject site is located is designated *Utility Corridors* for the railway line. The Official Plan defines *Utility Corridors* as hydro and rail corridors primarily used for movement and transmission of energy, information, people, and goods.

Further north, across from Peel Avenue, are *Neighbourhoods*, which are considered physically stable areas made up of residential uses in lower scale buildings such as detached, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than 4-storeys.

The site is subject to Site and Area Specific Policy 403. The policy states that the maximum height at the southern edge of 20 Gladstone Avenue should be consistent with the lowest height of the development at 8-14 Gladstone Avenue, which is approximately 20 metres. This policy provides for a gradual stepping-down of heights from south to north. Site and Area Specific Policy 403 also includes policies related to transitions in height, setbacks and step-backs, built form, and retaining the visual prominence of the Gladstone Hotel.

The Official Plan also contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units.

Applicants proposing to demolish six or more residential rental units, except where all of the rents are above the mid-range rent category, are required by Policy 3.2.1.6 to replace the rental units with the same number, size and type of rental housing units and maintain them with rents similar to the rents of existing units on the site. An acceptable tenant relocation and assistance plan is also required to address moving related costs, alternative accommodation, and other assistance to lessen hardship.

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

See Attachment No. 5 for the Official Plan map.

Zoning

Under Zoning By-law 569-2013, the site's zoning maintains the existing zoning as within the former City of Toronto General Zoning By-law 438-86, as amended. Zoning By-law 438-86 zones the site as industrial, I1 D2. This zoning permits industrial uses to a maximum density of 2.0 times the area of the lot and a height limit of 14.0 metres.

See Attachment No. 6 for the Zoning By-law map.

Site Plan Control

A Site Plan Approval application (File no. 2013 165346 STE 18 SA) has been submitted and will be reviewed concurrently with the Zoning By-law Amendment application.

Rental Housing Demolition and Conversion By-Law

The Rental Housing Demolition and Conversion By-law (885-2007), contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals involving six or more rental housing units or where there is at least one rental housing unit and a related application for a Zoning By-law amendment require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, typically City Council considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

In this case, the applicant has been informed that an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code is required for the site. Further study is ongoing to determine the number of rental housing units on the site, the number of bedrooms in each rental unit, the rents that were being charged and if any of these units need to be replaced.

Reasons for the Application

The proposed residential condominium is within an industrial district (I1 D2). The proposed use is not permitted within an industrial district. A zoning by-law amendment is therefore required. Moreover, the proposal requires changes to the zoning that include an increase in height and total density.

The development parcel is comprised of an assembly of 10 properties that formerly contained at least 5 rental housing units and at least 7 owner-occupied units. The applicant must apply under Chapter 667 of the Municipal Code to propose the demolition of the residential buildings containing the at least 5 rental dwelling units which is prohibited without a permit issued under Section 111 of the *City of Toronto Act*.

Through the review of the application, staff may identify additional areas of non-compliance with the zoning bylaw.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Survey
- Site Plan
- Architectural Drawings
- Computer Generated Building Mass Model
- Green Development Standards Checklist
- Noise and Vibration Impact Study
- Planning Rationale
- Sun/Shadow Study
- Traffic Impact Study
- Transportation Impact Study

- Functional Servicing and Stormwater Management Report
- Tree Declaration

A Notification of Incomplete Application was issued on May 27, 2013 and identified that the following outstanding material is required for a complete application:

- Rental Housing Demolition and Conversion Screening and Declaration Form

Once the outstanding material is submitted a Notice of Complete Application can be issued.

Issues to be Resolved

Further processing of the application and public consultation are recommended. Planning Staff will consider the issues listed below.

1. Appropriateness of the proposed use considered within the existing context and character of the surrounding area and evaluated against the relevant Official Plan policies.
2. Density and height of the proposed building.
3. Setbacks and step-backs for the proposed building and any adjacency issues the proposal may create.
4. Number of vehicular and bicycle parking spaces provided.
5. Traffic impact of the proposal.
6. Proposed streetscaping.
7. Shadow impact on surrounding properties.
8. The evaluation of the rental housing properties against the relevant Official Plan policies.
9. The evaluation of the rental housing properties against Chapter 667 of the City of Toronto's Municipal Code.
10. Appropriateness of the shared amenity space with 11 Peel Avenue.

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

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling.

These policies also promote development that enhances the natural environment and support green industry.

CONTACT

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SIGNATURE

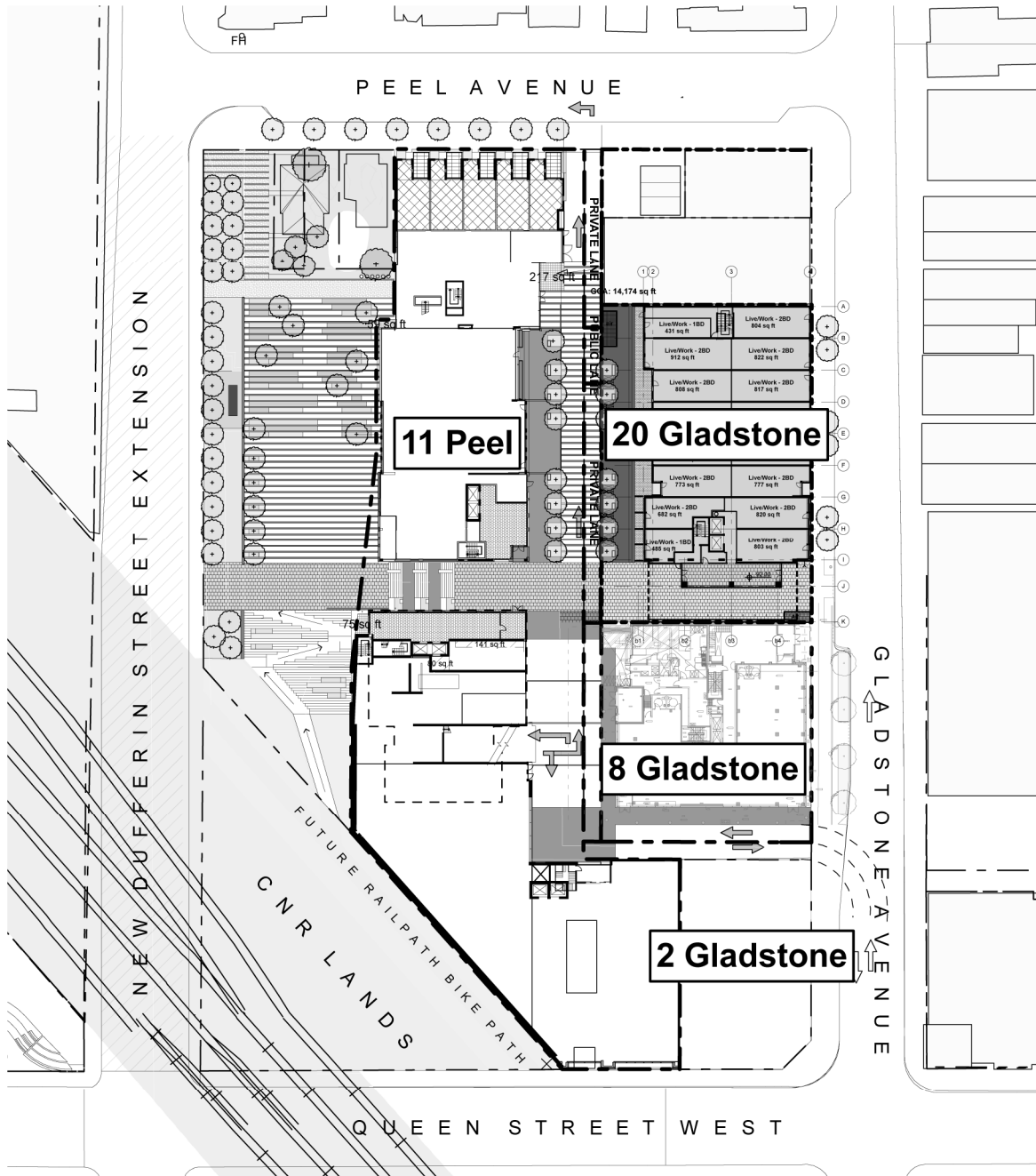
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Context Plan
Attachment 2: Ground Floor Plan
Attachment 3: East and West Elevation
Attachment 4: North Elevation
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

Attachment 1: Context Plan



Context Plan

Applicant's Submitted Drawing

Not to Scale
06/21/2013



20-38 Gladstone Avenue

File # 13 165340 0Z

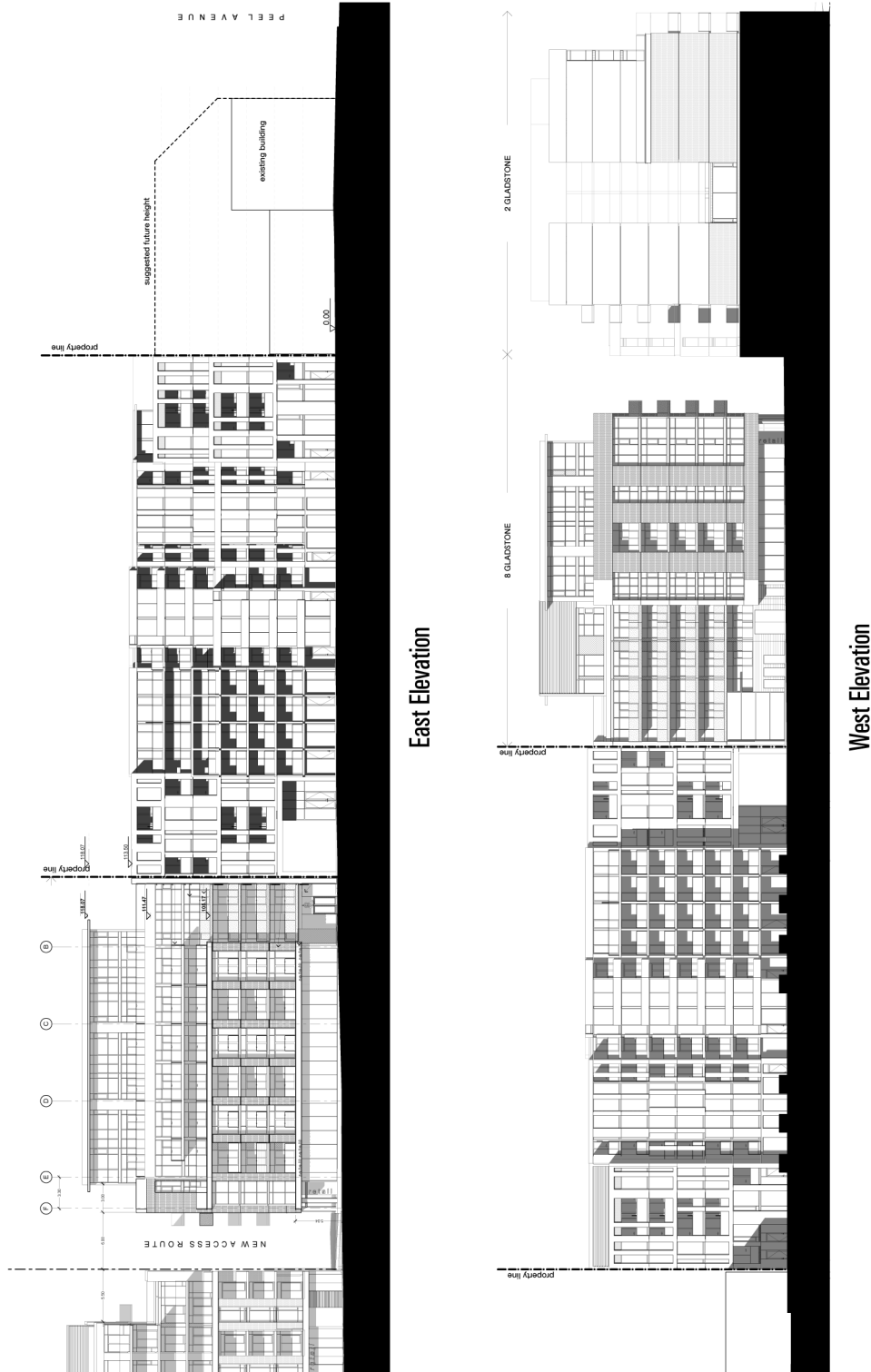
Architectural floor plan of a building with 10 units. The plan shows a central corridor with elevators and stairs. Units are labeled: Live/Work - 1BD (431 sq ft), Live/Work - 2BD (804 sq ft), Live/Work - 2BD (912 sq ft), Live/Work - 2BD (822 sq ft), Live/Work - 2BD (808 sq ft), Live/Work - 2BD (817 sq ft), Live/Work - 2BD (808 sq ft), Live/Work - 2BD (817 sq ft), Live/Work - 2BD (790 sq ft), Live/Work - 2BD (795 sq ft), Live/Work - 2BD (773 sq ft), Live/Work - 2BD (777 sq ft), Live/Work - 2BD (682 sq ft), Live/Work - 2BD (820 sq ft), Live/Work - 1BD (485 sq ft), and Live/Work - 2BD (803 sq ft). The plan also includes a lobby, CACF, and various storage areas. Dimensions and area calculations are provided throughout the plan.

20-38 Gladstone Avenue

Not to Scale
06/21/2013

File # 13 165340 0Z

Attachment 3: East and West Elevation



Elevations

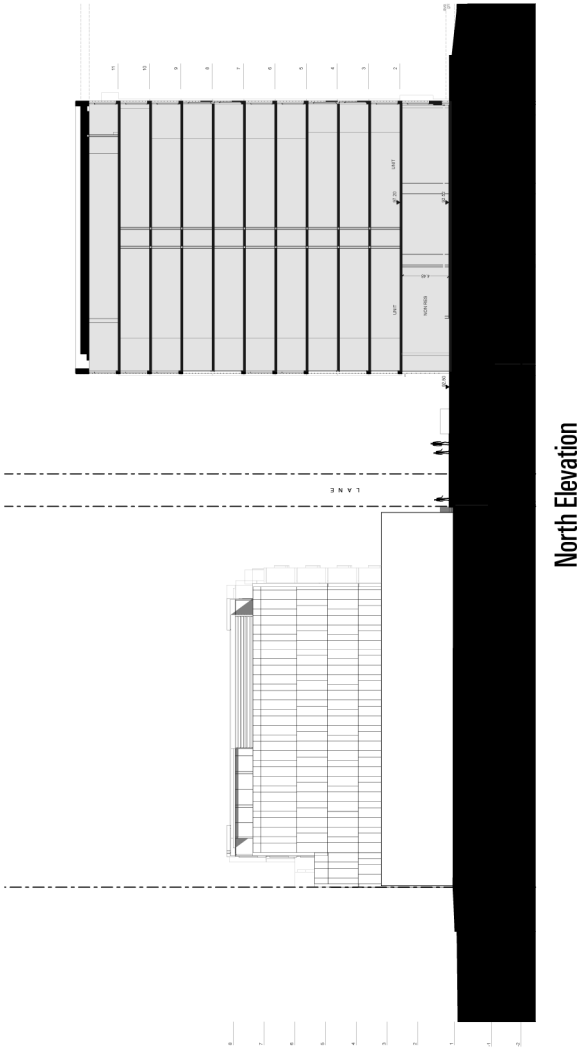
Applicant's Submitted Drawing

Not to Scale
06/21/2013

20-38 Gladstone Avenue

File # 13 165340 0Z

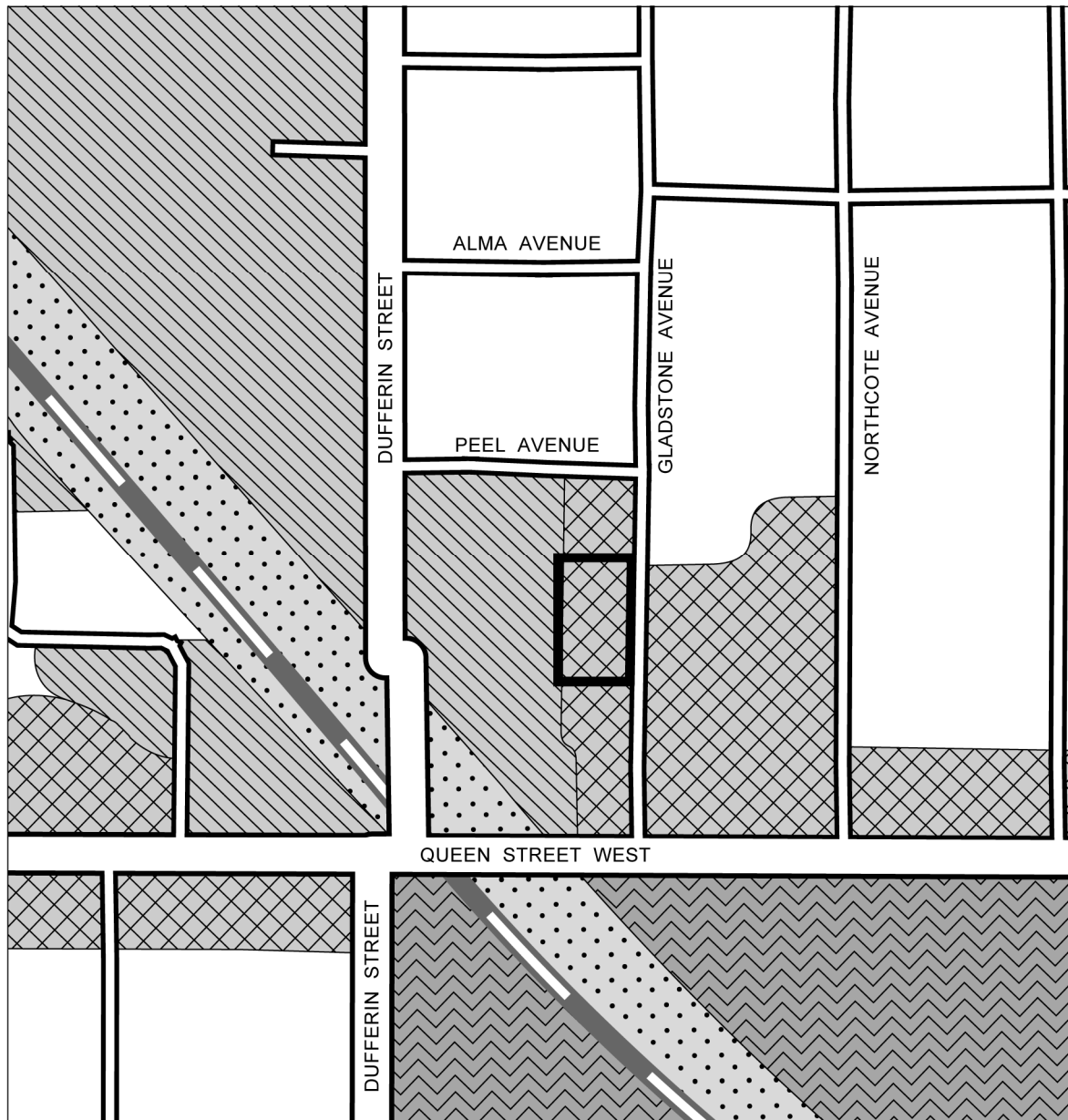
Attachment 4: North Elevation



Elevations
Applicant's Submitted Drawing
Not to Scale
06/21/2013

20-38 Gladstone Avenue
File # 13 165340 OZ

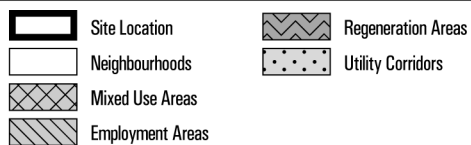
Attachment 5: Official Plan Map



Toronto City Planning
Official Plan

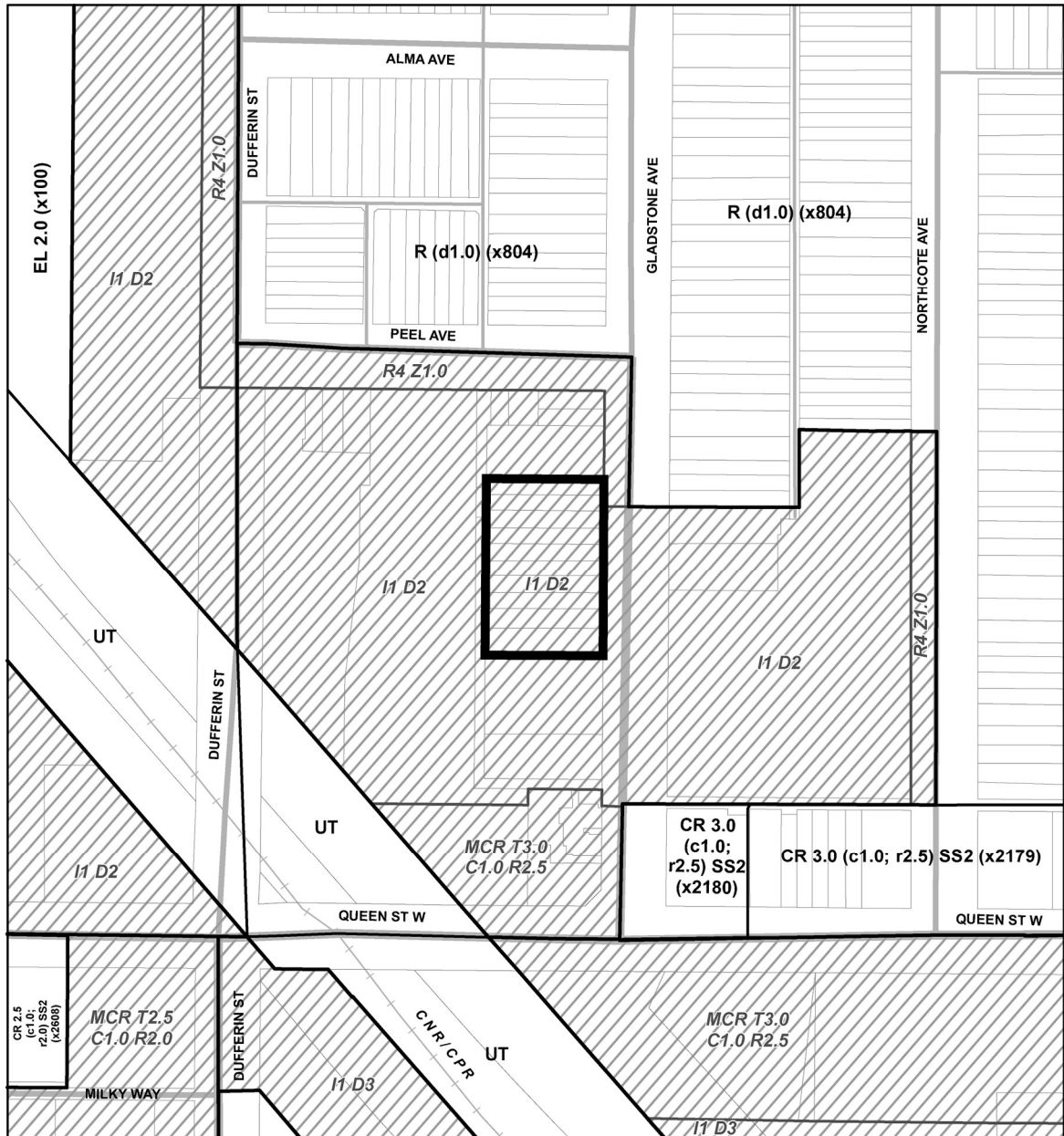
20-38 Gladstone Avenue

File # 13 165340 02



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06/21/2013

Attachment 6: Zoning By-law Map



Toronto City Planning

Zoning By-law 569-2013

20-38 Gladstone Avenue

File # 13 165340 STE 18 0Z



Location of Application

R
CR
EL
UT

Residential
Commercial Residential
Employment Light Industrial
Utility and Transportation



See Former City of Toronto Bylaw No. 438-86

R4
MCR
I1

Residential District
Mixed-Use District
Industrial District



Not to Scale
Extracted 07/05/2013

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	13 165340 STE 18 OZ
Details	Rezoning, Standard	Application Date:	May 9, 2013
Municipal Address:	20 GLADSTONE AVE		
Location Description:	CON 1 FTB PT PK LOT 28 **GRID S1807		
Project Description:	Application to permit the construction of a new 7-storey (21.6 m) residential building with below grade parking. The proposal consists of 129 condominium units with a total gross floor area of 8542 square metres and has a density of 4.23 FAR.		

Applicant:	Agent:	Architect:	Owner:
Streetcar Developments 43 Davies Avenue Toronto ON M4M 2A9	Streetcar Developments 43 Davies Avenue Toronto ON M4M 2A9	TACT Architecture Inc. 660 R College Street Toronto ON M6B 1G8	Various owners

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision: SASP #403
Zoning:	I1 D2	Historical Status:
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2021	Height:	Storeys:	7	
Frontage (m):	55.16		Metres:	21.6	
Depth (m):	36.53				
Total Ground Floor Area (sq. m):	1317				Total
Total Residential GFA (sq. m):	8542		Parking Spaces:	180	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	8542				
Lot Coverage Ratio (%):	65.2				
Floor Space Index:	4.23				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Live/Work:	16	Residential GFA (sq. m):	8542	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	54	Office GFA (sq. m):	0	0
2 Bedroom:	59	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	129			

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