

**8 - 14 Gladstone Avenue– Zoning Amendment
Application – Preliminary Report**

Date:	March 24, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	11 121351 STE 18 OZ

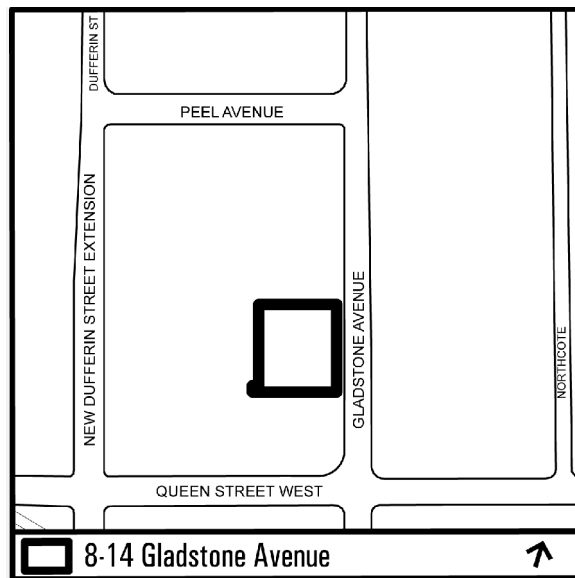
SUMMARY

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

This application proposes to construct an 8-storey mixed use building containing 86 residential dwelling units and retail uses at-grade at 8, 10, 12 and 14 Gladstone Avenue.

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 is anticipated to be held in the second quarter of 2011. A final report is targeted for the fourth quarter of 2011, assuming that applicant provides all required information 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 8 – 14 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 subject site is located on the west side of Gladstone Avenue, north of Queen Street West. The applicant proposes to construct an 8-storey condominium building which would contain 86 residential dwelling units and retail uses at grade. The proposed 8-storey building would have a gross floor area of approximately 6,717 square metres, of which 720 square metres would be allocated to ground floor retail uses. The overall height of this building is approximately 26.4 metres, and the proposed density would be 4.44 times the lot area.

The applicant proposes to provide 80 below grade parking spaces to serve this development. The parking is proposed to connect to the below-grade parking structure of the building under construction at 2 Gladstone Avenue by way of a knock-out panel.

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 1,512 square metres. At 8 and 10 Gladstone Avenue there is currently a two-storey semi-detached house containing 3 apartments, with a large addition at the rear that is used for business purposes. At 12 and 14 Gladstone Avenue there is a single storey industrial building containing two automotive shops.

The surrounding built form and uses include:

- East: Opposite the subject site, on the east side of Gladstone Avenue, is the Gladstone Hotel, a heritage designated building located at the corner of Queen Street West and Gladstone, and a grocery store with surface parking just north of the hotel.

North: Directly adjacent to the north property line of the subject site is a 2-storey building apparently used for commercial purposes, and north of this building is a row of residential townhomes.

South: Directly south of the subject property is a new 8-storey condominium known as 2 Gladstone Avenue. This building is currently under construction.

West: The site is bounded on the west by a private lane which is partially owned by the properties fronting Gladstone Avenue, including the subject property, as well as 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 provide a transition between areas of different development intensity and scale;
- 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.

Zoning

Former City of Toronto Zoning By-law 438-86

The property is located in the former municipality of Toronto and is subject to Zoning by-law No. 438-86, as amended and is zoned Light Industrial I1 D2. This permits industrial uses to a maximum density of 2.0 times the area of the lot and a height limit of 14.0 metres.

City of Toronto By-law 1156-2010

On August 27, 2010, City Council enacted a new city-wide Zoning By-law for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the By-law is under appeal, the provisions of both the former zoning by-laws and the new zoning by-law are in effect for sites that are subject to By-law 1156-2010. By-law 1156-2010 does not apply to the subject site.

Site Plan Control

The subject site and development is subject to Site Plan Control. An application for Site Plan Control has been submitted and is being reviewed concurrently with the Rezoning application.

Reasons for the Application

The application requires changes to the zoning, including but not limited to:

- change of use from industrial to residential and retail uses;
- increase in height; and
- increase in total density (from 2.0 to 4.44 times the area of the lot).

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Plan of Survey
- Site Plan
- Architectural Plans, Elevations, Sections and Renderings
- Sun/Shadow Study
- Planning Rationale
- Noise and Vibration Study
- Loading and Garbage Study
- Stormwater Management Report
- Functional Servicing Report
- Toronto Green Standards Checklist
- Energy Modelling Report
- Tree Declaration

A Notification of Complete Application was issued on March 9, 2011.

Issues to be Resolved

On a preliminary basis, the following issues have been identified. Other issues may be identified through the community consultation process and the processing of this application.

Appropriateness of Amendment

The appropriateness of the proposed amendment will be considered within the existing context and character of the surrounding area and will be evaluated against the relevant Official Plan policies.

Height and Density

The applicant proposes to construct an 8-storey building with an overall height of approximately 26.4 metres with a proposed density of 4.44 times the lot area. The appropriateness of the proposed heights and density will be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

Uses

The site is currently zoned I1 – Light Industrial, however the site is designated “*Mixed Use Areas*” in the City of Toronto Official Plan. The current uses along Gladstone Avenue between Queen Street West and Peel Avenue are a mix of residential and non-residential uses. A number of residential-form buildings in this block contain businesses. The proposed building includes retail uses at-grade, with residential dwelling units above, similar to the development at 2 Gladstone Avenue. The appropriateness of the proposed uses will be evaluated.

Building Siting and Massing

The Built Form policies contained within section 3.1.2 of the Official Plan emphasise the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

The siting and massing of the proposed 8-storey building will be reviewed in terms of the building’s proximity to the buildings directly to the north and south, as well as the site’s relationship to the 11 Peel Street site to the west and the Gladstone Hotel to the east.

Parking and Vehicular Access, Loading and Servicing

The amount of parking provided and the access to the below-grade parking structure must be reviewed in relation to the demand generated by the proposal and in the context of the development’s access to public transit. The parking required for this proposal is 86 parking spaces, while 80 below-grade parking spaces are proposed. The connection to the below-grade parking at 2 Gladstone Avenue will also be assessed

Streetscape

The property fronts onto Gladstone Avenue, which is subject to a City-led study. The Gladstone Avenue frontage should be developed to be complementary to the proposed reconstruction.

Amenity Space

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development, in addition to

identifying that each resident will have access to outdoor amenity spaces. This proposal includes some indoor amenity space for the residential component of the development, but no shared outdoor amenity space. There is however, some private outdoor amenity space provided through terraces and balconies. The adequacy of the amenity space proposed will be considered through the review of the application.

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.

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.

CONTACT

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SIGNATURE

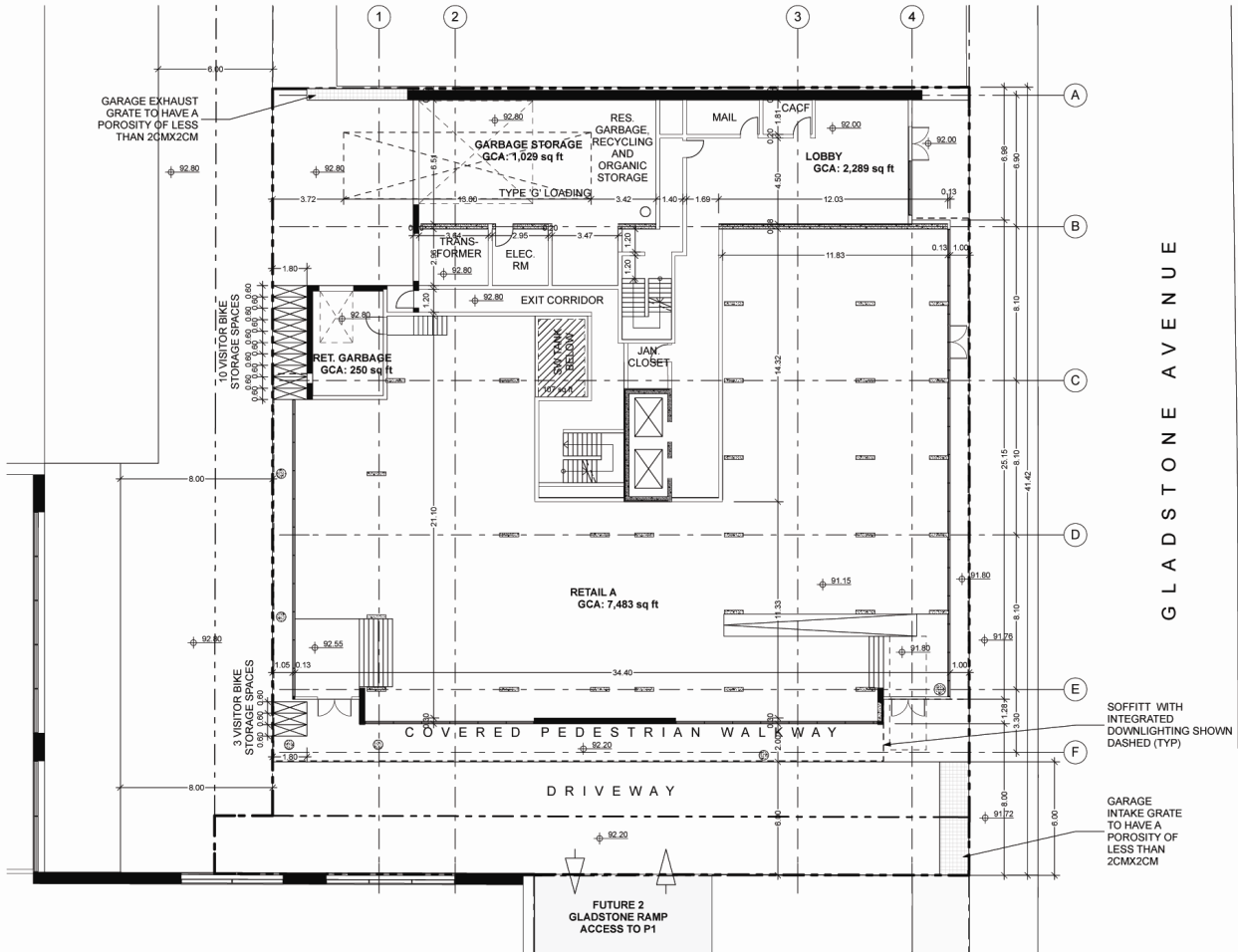
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: East Elevation
Attachment 3: South Elevation
Attachment 4: West Elevation
Attachment 5: North Elevation
Attachment 6: Zoning By-law 438-86 Map
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

8 - 14 Gladstone Avenue

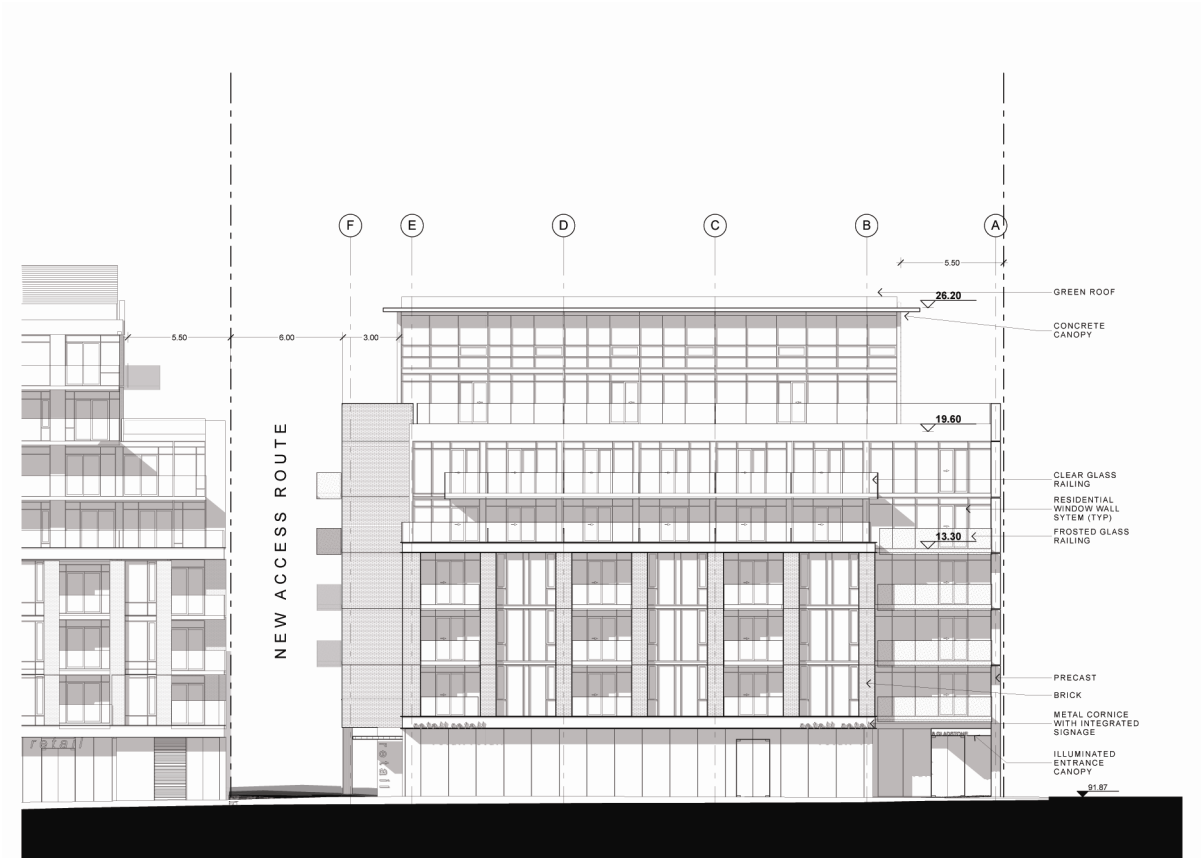
Applicant's Submitted Drawing

Not to Scale
02/28/11



File # 11_121351_02

Attachment 2: East Elevation



EAST Elevation

Elevations

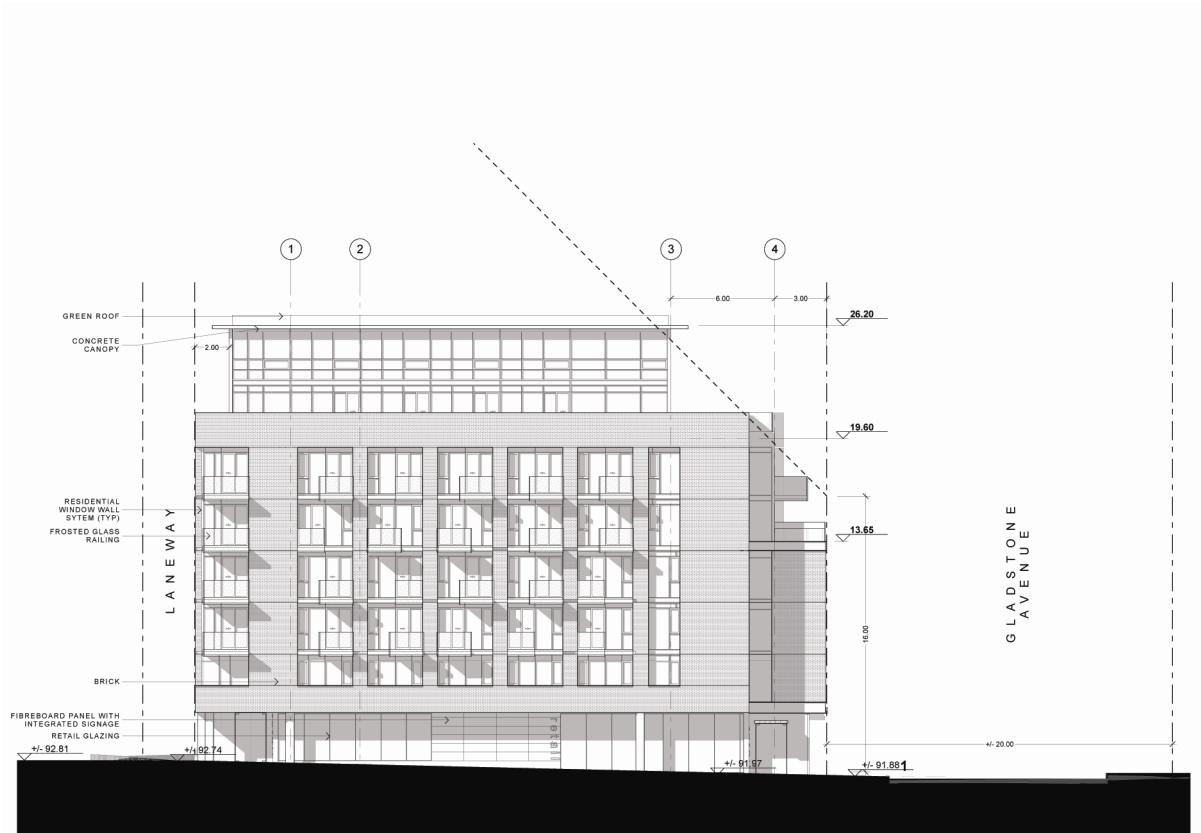
Applicant's Submitted Drawing

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8 - 14 Gladstone Avenue

File # 11_121351_OZ

Attachment 3: South Elevation



SOUTH Elevation

Elevations

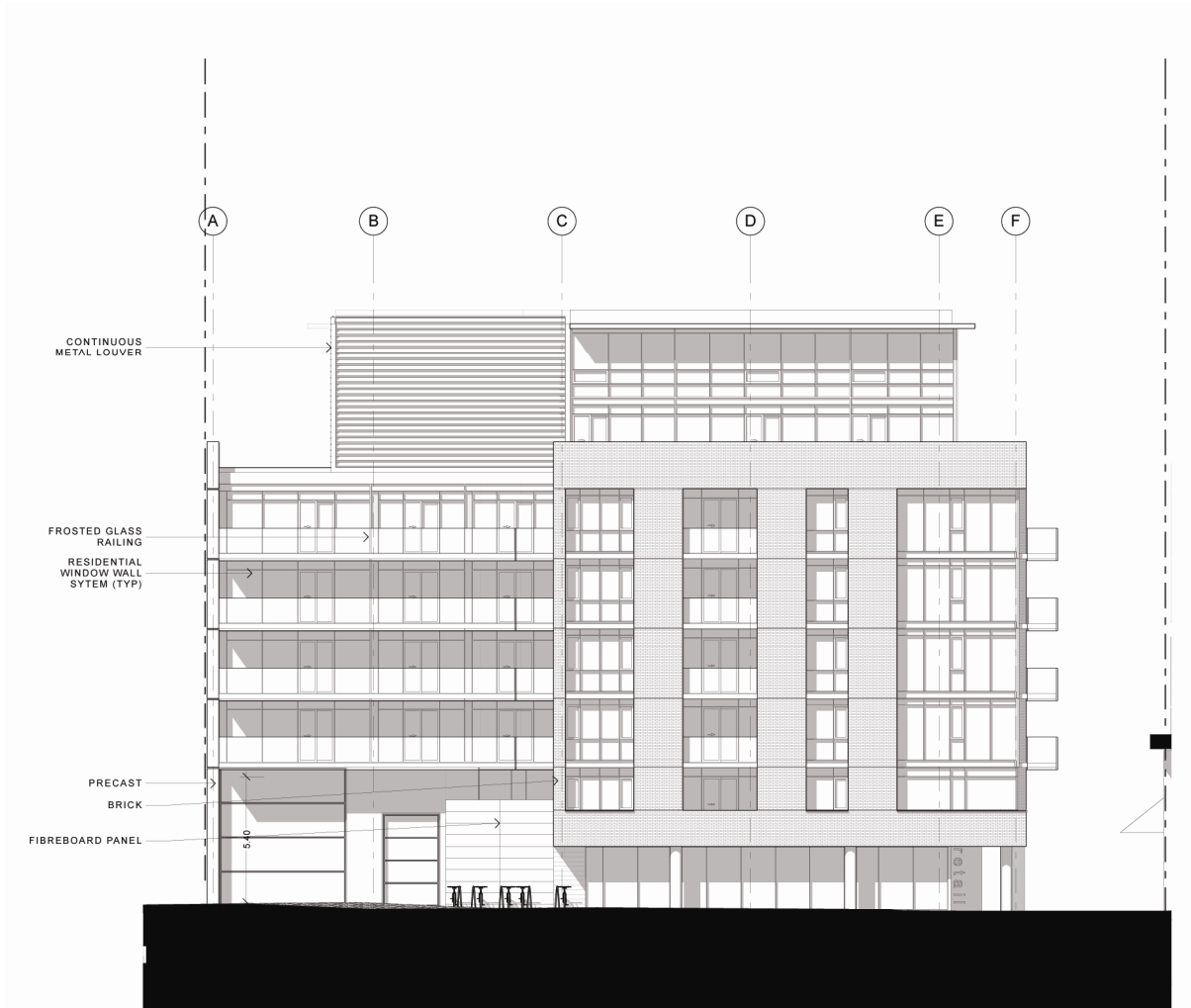
8 - 14 Gladstone Avenue

Applicant's Submitted Drawing

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File # 11_121351_02

Attachment 4: West Elevation



WEST Elevation

Elevations

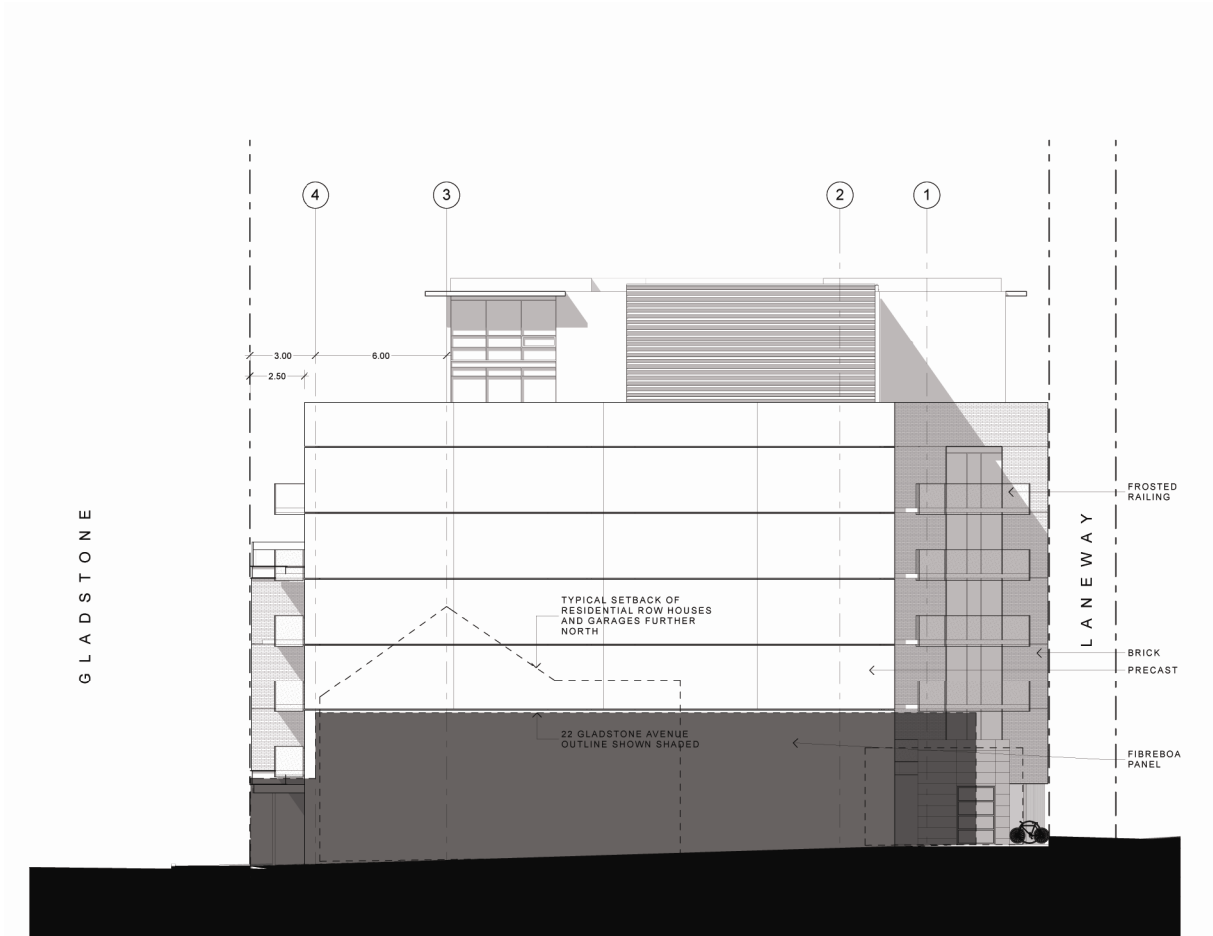
Applicant's Submitted Drawing

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8 - 14 Gladstone Avenue

File # 11_121351_OZ

Attachment 5: North Elevation



NORTH Elevation

Elevations

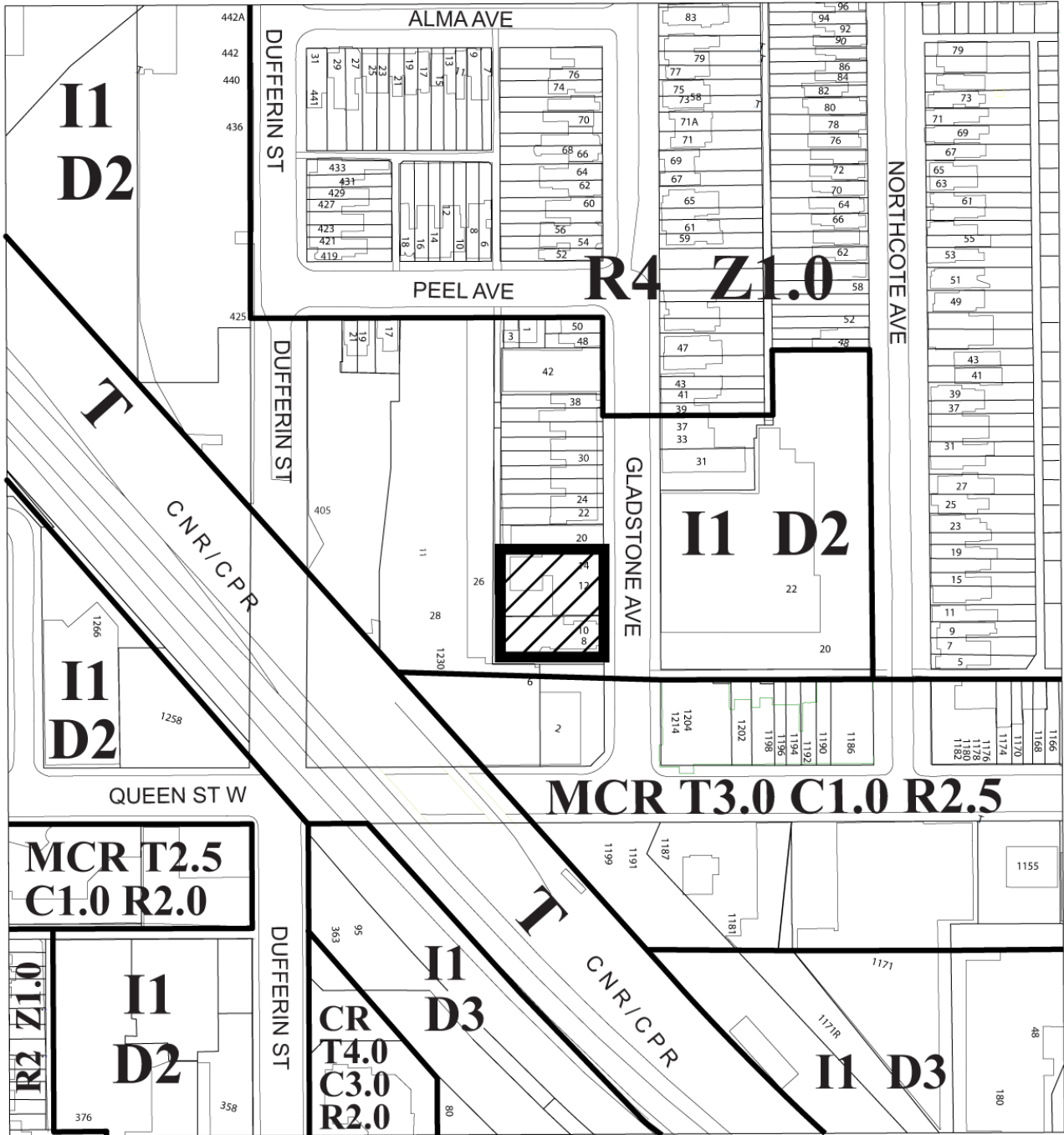
Applicant's Submitted Drawing

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8 - 14 Gladstone Avenue

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Attachment 6: Zoning By-law 438-86 Map



Zoning City of Toronto By-law 438-86

8 - 14 Gladstone Avenue

File # 11_121351_0Z

- R4 Residential District
- R2 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- I1 Industrial District
- T Industrial District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/08/2011

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 121351 STE 18 OZ
Details	Rezoning, Standard	Application Date:	February 7, 2011
Municipal Address:	8 GLADSTONE AVE		
Location Description:	CON 1 FB PT PARK LOT 28 **GRID S1807		
Project Description:	Rezoning application for a new mixed use building with retail at-grade. An 8 storey building with 86 residential units and 2 levels below grade parking with 80 spaces, 52 bike parking spaces with 13 visitor spaces. See 11 121362 STE 18 SA for site plan approval application.		

Applicant:	Agent:	Architect:	Owner:
STREETCAR DEVELOPMENT INC		TACT ARCHITECTURE INC.	ORONZO DIRAUSO

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	I1 D2	Historical Status:	
Height Limit (m):	14	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1512	Height:	Storeys:	8
Frontage (m):	41.4		Metres:	26.4
Depth (m):	36.6			
Total Ground Floor Area (sq. m):	1060			Total
Total Residential GFA (sq. m):	5997		Parking Spaces:	80
Total Non-Residential GFA (sq. m):	720		Loading Docks	1
Total GFA (sq. m):	6717			
Lot Coverage Ratio (%):	70.1			
Floor Space Index:	4.44			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	53
2 Bedroom:	33
3 + Bedroom:	0
Total Units:	86

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	5997	0
Retail GFA (sq. m):	720	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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