

48 Abell Street - Zoning Amendment Application - Preliminary Report

Date:	December 8, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18 – Davenport
Reference Number:	11 315464 STE 18 OZ

SUMMARY

This application proposes to amend Site Specific Zoning By-law 1166-2009 to permit the construction of a 21-storey tower with an 11-storey podium oriented in an east-west direction at 48 Abell Street.

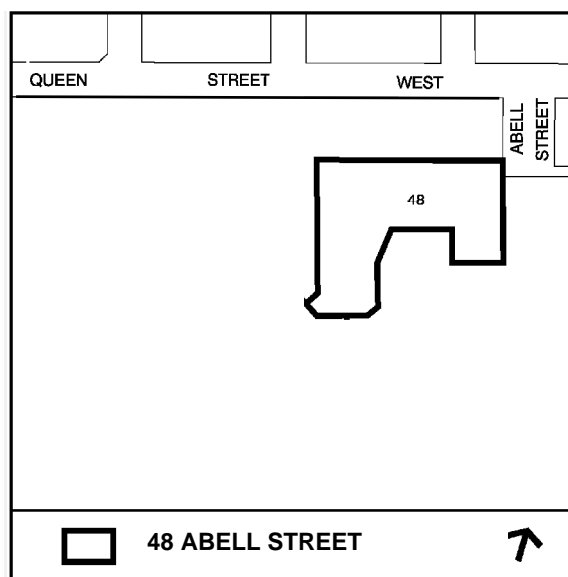
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Consultation meeting was held on December 7, 2011. A Final Report and statutory public meeting are targeted for the second quarter of 2012. This target date assumes that applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Notice for the statutory public meeting under the *Planning Act* be given according to the regulations under the *Planning Act* for the lands at 48 Abell Street.



Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject site was subject to a Ontario Municipal Board hearing in 2007. As part of that hearing, the OMB approved a terraced building along the mews that runs along the north side of the site, which ranged from 4 to 8-storeys, with an 18-storey affordable housing building fronting onto Sudbury Street, and 14-storey tower fronting onto Abell Street. The site is subject to Site Specific Zoning By-law 1166-2009, approved at the OMB.

The 18-storey affordable housing building has been constructed as Phase I of the development of the lands.

ISSUE BACKGROUND

Proposal

The applicant proposes to develop Phase II with a 21-storey tower fronting onto Abell Street, with a 11-storey terraced building along the mews.

The proposed development would have an overall gross floor area of 31,050 m², of which, 520m² would be dedicated for non-residential gross floor area, 263 m² dedicated to a gallery space, and 425.5m² for workshops which will front onto the mews at grade. The overall height of the tower component of the building, not including mechanical penthouse, is proposed to be approximately 60 metres. The building along the mews will have an overall height of approximately 32 metres. The applicant's proposal would have a density of 5.45 times the lot area. Four hundred and thirty-eight parking spaces are proposed for this development, with 387 bicycle parking spaces proposed.

The following chart provides a comparison of the new proposal versus the previously approved proposal.

	Previously approved Proposal (Phase II Development)	November 24, 2011 submission	Difference (+/-/No Change)
Gross Floor Area -Non-Residential	1,412 m ²	1,208 m ²	- 204 m ²
Gross Floor Area -Residential	24, 317m ²	29, 842 m ²	+5,525 m ²
Overall Density	3.4 times the area of the lot	5.45 times the area of the lot	+2.05 times the lot area
Building Height	14-storeys	21-storeys	+7-storeys

(storeys and metres)	(42.0 metres) and 8-storeys (25.0metres)	(59.7 metres) and 11-storeys (32.4 metres)	(+17.7 metres) and + 5-storeys (+7.4 metres)
Number of Units	300 dwelling units	485 dwelling units	+ 185 dwelling units
Amenity Space	Indoor- 383 m ² Outdoor- 639 m ²	Indoor- 823 m ² Outdoor- 758 m ²	+440 m ² Indoor +119 m ² Outdoor
Number of Vehicular Parking Spaces – Resident, Visitor	281 Resident Spaces	438 Resident Spaces 0 Visitor/TPA Spaces 3 Car Share Spaces	+ 157 Resident Spaces
Number of Bicycle Parking Spaces	276	387	+111 bicycle parking spaces

Site and Surrounding Area

The subject site has a site area of approximately 5,695 square metres, and contains a 3-storey warehouse type building which is to be demolished. Development in the vicinity is as follows:

North: North of the site is Queen Street West which is predominantly 2-3 storey mixed use buildings.

East: Immediately east of the site is the future location of a City owned park, currently referred to as Lisgar Park.

West: To the west of the site is a 19-storey residential condominium building.

South: South of the site are two residential buildings with heights of 8 and 20 storeys.

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 site is designated *Regeneration Area* in the City of Toronto Official Plan. *Regeneration Areas* are areas of the City with a mix of uses including commercial, residential, live/work, institutional and light industrial. These areas are no longer in productive urban use due to shifts in the local or global economies, but they represent an opportunity to direct growth in the City.

The site is within the Garrison Common North Secondary Plan Area. The Secondary Plan's major objectives include:

- ensuring that new development be integrated into the established city fabric;
- permitting a variety of land uses and densities;
- community services and facilities; and
- a range of housing types in terms of size, type, affordability and tenure.

Within the Secondary Plan, the site is located in Area 2 which has specific policies regarding studies that need to be completed prior to significant development. These include urban design guidelines, an open space plan, a community services strategy, a community improvement strategy, and environmental and transportation policies. City staff have drafted Official Plan and Zoning By-law amendments to address these issues but they are not yet in force. Urban design guidelines have not been prepared.

With respect to urban structure and built form, the Plan calls for new developments to be designed to easily adapt to conversion with particular focus on:

- use of street level spaces;
- ability to facilitate changes in market demand for services and activities;
- ability to provide for a range of dwelling types, with an emphasis on grade-related units that are suitable for households with children; and
- shared open space, parking facilities and servicing areas between development parcels, where possible.

Zoning

The property is subject to Site Specific Zoning By-law 1166-2009.

Site Plan Control

The subject site and development is subject to Site Plan Control. At the time of writing of this report, a Site Plan Control application had not been received.

Reasons for the Application

A Zoning By-law Amendment Application is required for the height and density proposed, as well as to modify the Section 37 provisions contained within the By-law.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Development Application and fees
- Survey
- Architectural Plans
- Shadow Studies
- Landscape Plans
- Functional Servicing Report

City staff are required to provide Notice of Complete or Notice of Incomplete Application on or before December 23, 2011.

Community Consultation

A Community Consultation Meeting was held by the City Planning Division on December 7, 2011 at St. Veronica's/St. Ambrose School. Approximately 65 members of the public were in attendance.

Matters and issues raised by the public at the community meeting, and via letters and comments received, are as follows:

- Questions regarding amount of parking being proposed, number of units proposed, and heights proposed;
- Concerns with the height and density proposed by the application;
- Concerns with potential increase in traffic in the area;
- Issues with the loss of light, view and privacy;
- Questions about whether there is sufficient capacity for the TTC to handle the influx of people in the area;
- Questions regarding whether sufficient capacity and infrastructure exist to handle the additional dwelling units;
- Concerned with level of intensification proposed in return for the Section 37 benefit;
- Questions regarding why the City is considering allocating the Section 37 benefit to one particular group;
- Can other benefits be secured rather than the current Section 37 benefit proposed, ie. affordable housing, more green space; and
- Other general issues with other developments, the area, etc where raised.

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.

Height and Massing

The massing of the proposed building will be reviewed in terms of the building's proximity to the buildings directly to the west and east, as well as the site's relationship and impact on the adjacent City park. In addition, the appropriateness of the proposed heights and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

Section 37

The applicant also owns the site at 2-6 Lisgar Street. At this time, the applicant has proposed to provide space on the ground and second floor of the building at 2-6 Lisgar Street for a group known as the Toronto Media Arts Cluster as part of the Section 37 contribution for the site. The original Section 37 agreement for this site allowed for the City, or an art-space management organization acceptable to the City to purchase space for non-profit arts and culture uses at reduced rates. The applicant has indicated that this benefit will remain.

Staff will review the appropriateness of the proposal, and once a determination of the appropriate level and form of intensification for the site has been resolved, Staff will consult with the Ward Councillor regarding any potential Section 37 benefits under the *Planning Act*.

Parking and Vehicular Access

The amount of parking provided and the location of the parking, in addition to the design of the parking access must be reviewed in relation to the demand generated by the proposal and in the context of the development access to public transit. A Transportation Impact Study will be required to assess the adequacy of the proposed parking access and parking supply. At the time of writing of this report, the Transportation Impact Study remains outstanding.

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. The proposal includes indoor and outdoor amenity space for the residential component of the development. 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 not been submitted by the applicant and remains outstanding at the time of writing of this report.

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

CONTACT

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SIGNATURE

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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: Application Data Sheet

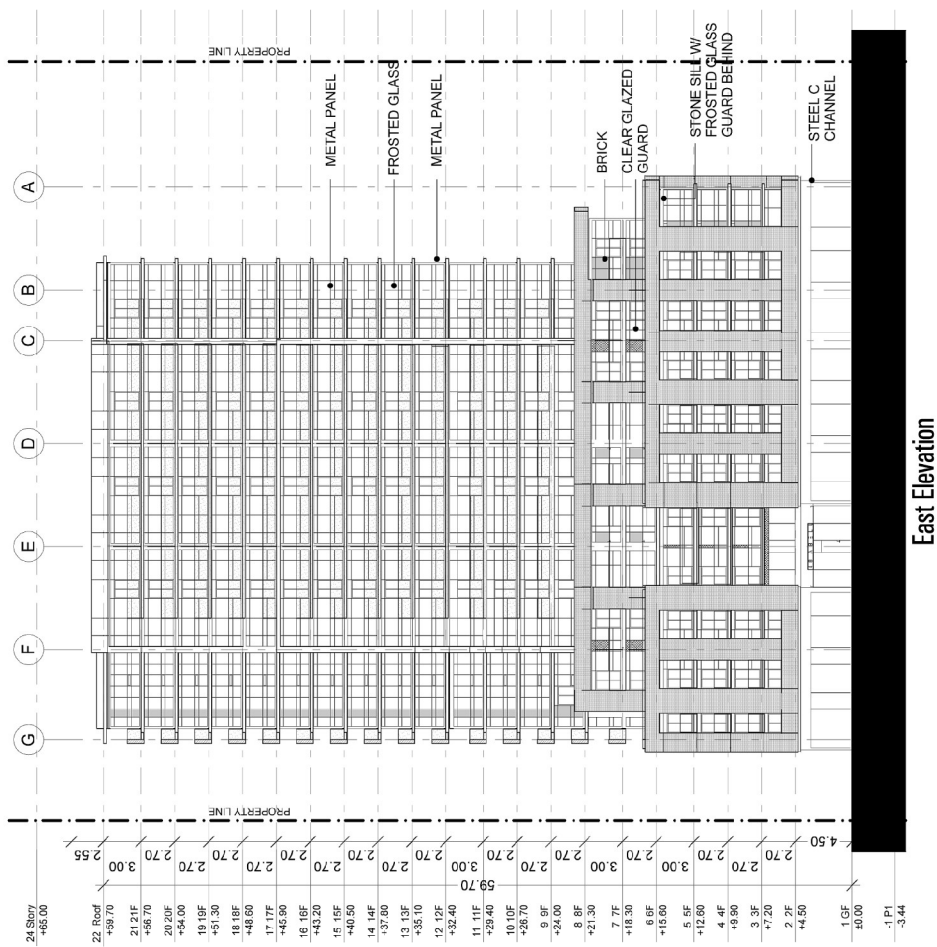
Architectural floor plan of the second floor of a building. The plan shows a central corridor with rooms on both sides. On the left side, there are several 'Workshop' spaces, each 500 sq ft, and a 'Gallery' space of 2,000 sq ft. On the right side, there are 'Residential' units, each 1,000 sq ft, and a 'Residential Lobby'. The plan also includes a '22 VISITOR BICYCLE PARKING SPACES' area, a 'RETAIL OCCUPANCY + 6 PARKING SPACES' area, and a 'Residential Lobby' area. The plan is labeled with '100 SUBBURY' and 'LANISCAPED COURTYARD'. Dimensions are provided for various areas, and the plan is oriented with North at the top.

48 Abell Street

Not to Scale
12/05/2011

File # 11 315464 0Z

Attachment 2: East Elevation



Elevations

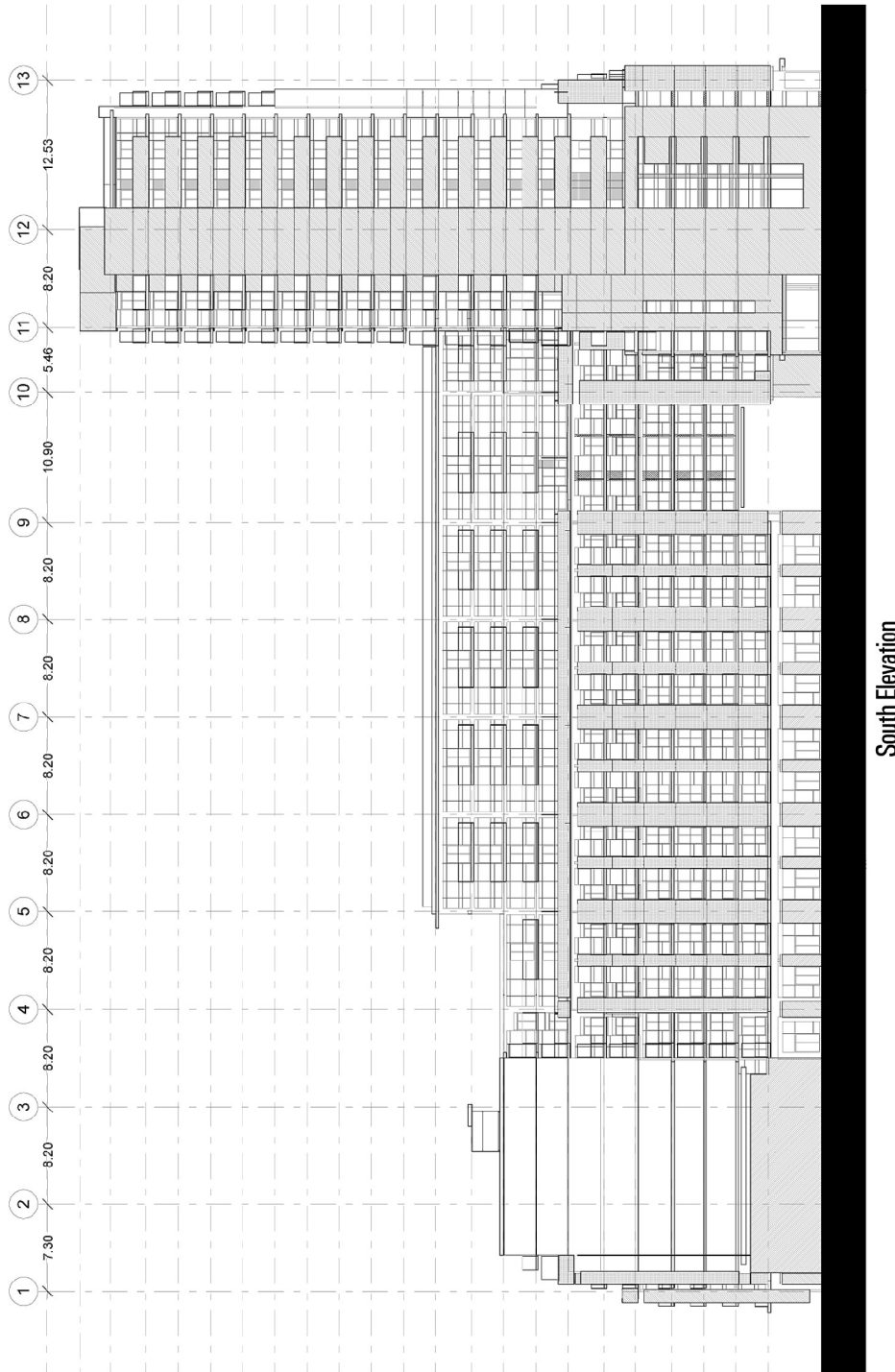
Applicant's Submitted Drawing

Not to Scale
12/05/2011

48 Abell Street

File # 11 315464 02

Attachment 3: South Elevation



South Elevation

Elevations

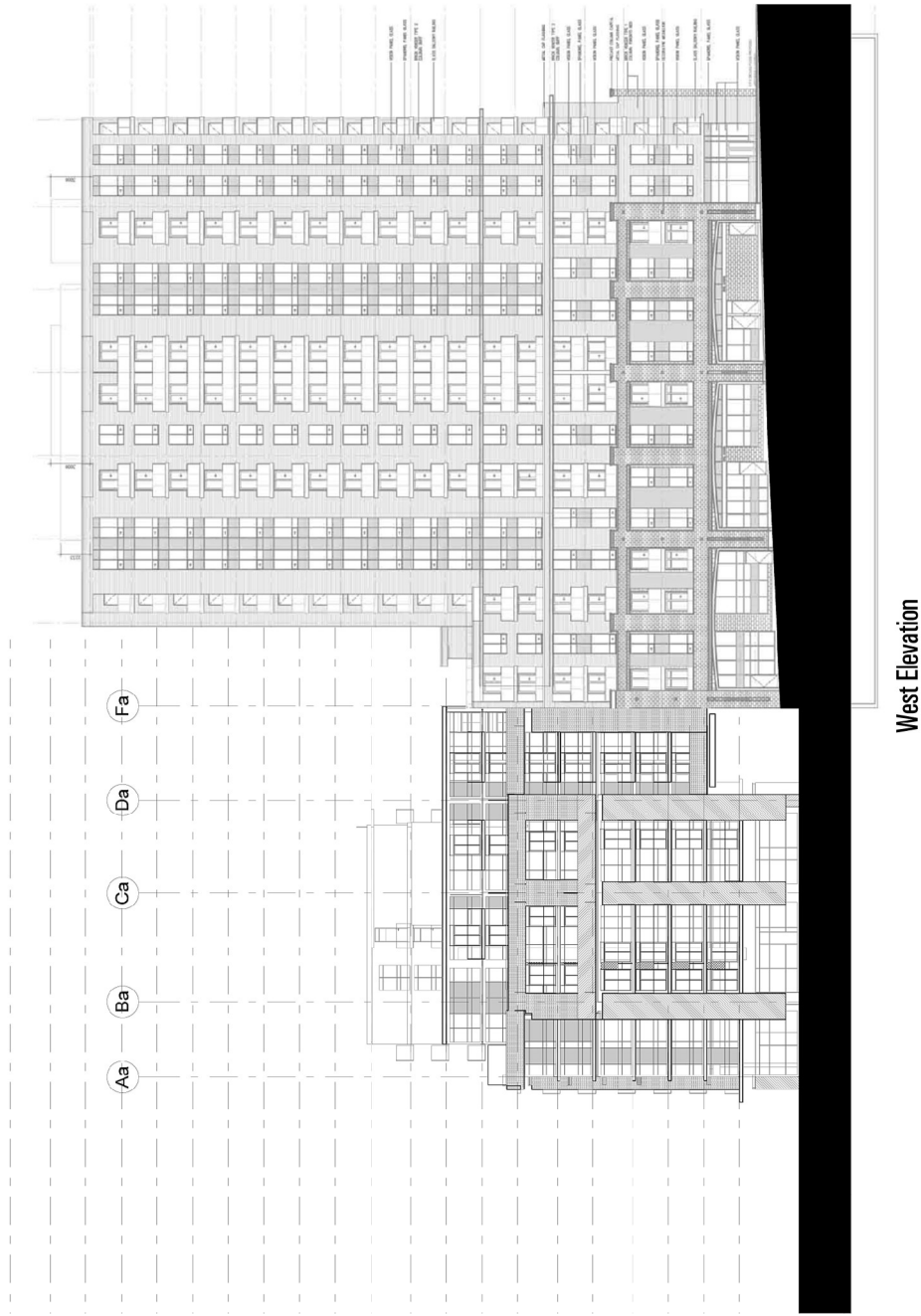
Applicant's Submitted Drawing

Not to Scale
12/05/2011

48 Abell Street

File # 11 315464 0Z

Attachment 4: West Elevation



Elevations

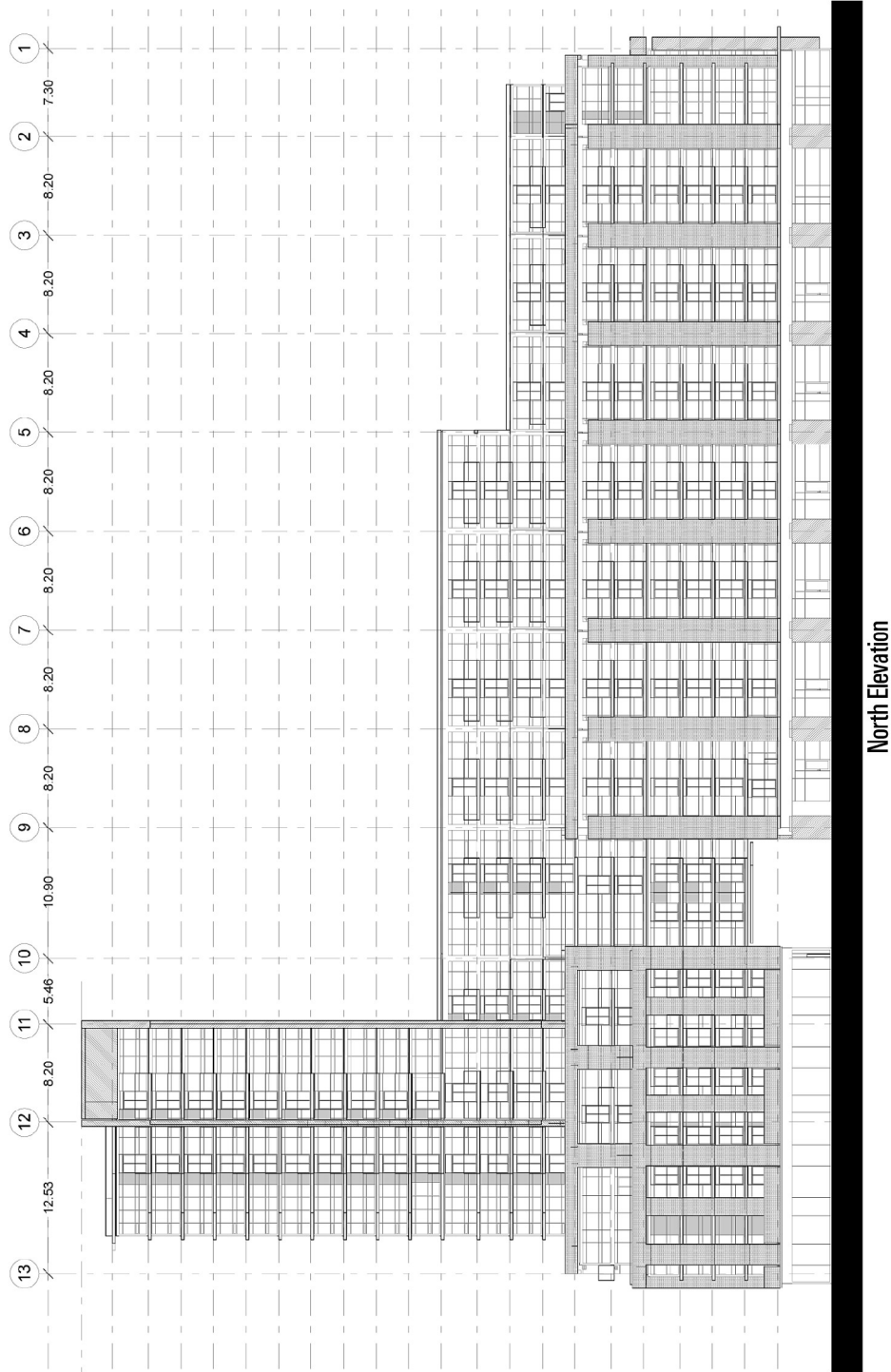
Applicant's Submitted Drawing

Not to Scale
12/05/2011

48 Abell Street

File # 11 315464 02

Attachment 5: North Elevation



Elevations

Applicant's Submitted Drawing

Not to Scale
12/05/2011

48 Abell Street

File # 11 315464 0Z

Attachment 6: Application Data Sheet

(Not available at time of writing of the report)