

11 Lillian Street, 132 – 142 Soudan Avenue - Zoning Amendment Application - Preliminary Report

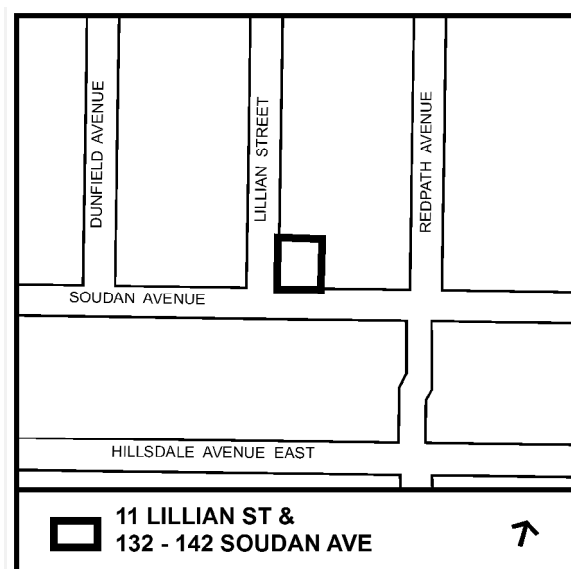
Date:	August 14, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	13 169170 STE 22 OZ

SUMMARY

This application proposes to construct a 17-storey residential building at 11 Lillian Street and 132 – 142 Soudan Avenue. The proposed building includes 129 residential units with a density of 9.6 times the lot area. The building has a 14-storey tower that sits on top of a 3-storey podium which contains four, 3-storey, grade-related units. The front doors of all grade-related units face Soudan Avenue. The application proposes 98 parking spaces in a 3-level underground garage. Two of those spaces are dedicated car-share spaces.

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 final report is targeted for the first quarter of 2014 provided that the applicant submits all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff are directed to schedule a community consultation meeting for the lands at 11 Lillian Street and 132 – 142 Soudan Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting is given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act is given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on January 16, 2013 and May 15, 2013 to discuss the proposal and the complete application submission requirements.

ISSUE BACKGROUND

Proposal

This is a rezoning application to permit the construction of a proposed 17-storey residential building containing a maximum of 129 dwelling units. The building consists of a 14-storey tower sitting on top of a 3-storey podium.

The podium contains four, 3-storey, grade-related townhouse units and nine residential apartments. The podium is set back approximately 1.0 metre from the north property line (adjacent to a 2-storey single detached house) and 0.1 metre from the east property line (adjacent to a 4-storey apartment building).

The tower is stepped back from the face of the podium by approximately 3.0 metres on its west and south elevations (facing Lillian Street and Soudan Avenue respectively) and by approximately 4 metres on its the north and east elevations (facing single family houses to the north and a 4-storey apartment building to the east). The tower floorplate size is approximately 662 square metres.

The proposed building density is approximately 9.6 times the lot area. The building includes 98 parking spaces in a 3-level underground garage. Parking space distribution includes 84 spaces for the residents, 12 spaces for visitors and 2 car share spaces.

The applicant is providing 124 bicycle parking spaces at-grade on the Lillian Street frontage and on the P1 parking level. (refer to Attachment 6 - Application Data Sheet).

Site and Surrounding Area

The site is located at the northeast corner of Lillian Street and Soudan Avenue and consists of six 2-storey semi-detached dwellings on Soudan Avenue (132 – 142 Soudan Avenue) and one single detached dwelling on Lillian Street. The site excludes the two single detached houses which are north of 11 Lillian Street. The site is designated *Apartment Neighbourhoods* under the Official Plan and is located outside of the Yonge-Eglinton Urban Growth Centre as defined in the Yonge-Eglinton Secondary Plan.

Surrounding uses are as follows:

North: immediately to the north of the subject site are two, 2-storey, single detached houses at 15 and 17 Lillian Street. North of 17 Lillian is a recently built, 10-storey apartment building.

East: to the east of the subject site is a 3.5-storey rental apartment building (148 Soudan Avenue). The existing apartment building at 148 Soudan Avenue is set back from the subject site's east property line by approximately 6.7 metres. Much of that setback consists of a driveway that accesses the underground parking for the building.

The north side of Soudan Avenue is predominantly single detached and semi-detached houses eastwards to Mt Pleasant Road from the apartment building at 148 Soudan Avenue.

South: to the south of the site, the south side of Soudan Avenue consists of single detached and semi-detached houses. The south side of Soudan Avenue is designated *Neighbourhoods* in the Official Plan.

West: immediately to the west of the site on the northwest corner of Lillian Street and Soudan Avenue is a surface parking lot and a 2-storey building (containing a swimming pool and other amenities) both of which are associated with the 28-storey rental apartment building (the Torontonians) located at 45 Dunfield Avenue.

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

Apartment Neighbourhoods

The site is located within an *Apartment Neighbourhoods* designation (refer to Attachment 5: Official Plan). The *Apartment Neighbourhoods* designation permits apartment buildings and all forms of residential development permitted in *Neighbourhoods*. The Official Plan indicates that built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated. There may, however, be opportunities for compatible infill development on underutilized sites and the Plan sets out to evaluate these situations.

Development criteria used to evaluate redevelopment proposals include (Section 4.2):

- locating and massing new buildings to provide transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or stepping down of the heights towards, lower scale *Neighbourhoods* (there are no abutting *Neighbourhoods* designations but *Neighbourhoods* are located in proximity to the site to the northeast and southeast);
- locating and massing new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- providing sufficient off-street motor vehicle and bicycle 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 ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Built Form

The Built Form section of the Official Plan also provides policies that will assist in the evaluation of this proposal. These include (Section 3.1.2.3):

- New development is to be located and organized to fit within its existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties by:
 - a. Creating appropriate transitions in scale to neighbouring existing and/or planned buildings;
 - b. Providing for adequate light and privacy;
 - c. Adequately limiting any resulting shadowing of and uncomfortable wind conditions on, neighbouring streets, properties and open spaces.
- Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of bordering streets, parks and open spaces.

Healthy Neighbourhoods

Section 2.3.1.1 states that *Apartment Neighbourhoods* are considered to be physically stable areas and that development within *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

Staff will review this application for compliance with these and all other relevant policies of the Official Plan. To review all sections of the Toronto Official Plan refer to the City's website at: www.toronto.ca/planning/official_plan/introduction.htm.

Yonge-Eglinton Secondary Plan

The site is within the boundaries of the Yonge-Eglinton Secondary Plan. Some of the specific Secondary Plan policies apply to this site, including:

- 2.4 It is a primary objective to maintain and reinforce the stability of Neighbourhoods and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement.
- 2.7 In order to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations and that all new buildings within Yonge-Eglinton Secondary Plan area form a positive visual relationship to the street, it is an objective of the Secondary Plan to:
 - (a) maintain the existing scale of developments within stable Neighbourhoods and protect such areas from overshadowing from buildings located in abutting *Mixed Use Areas* and *Apartment Neighbourhoods*;

- (b) secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and, in particular, to those sites which abut a *Neighbourhood*.

Zoning

The site is zoned R2 Z0.6 by the former City of Toronto Zoning By-law 438-86 and R (d0.6) (x914) by the new City-Wide Zoning By-law 569-2013, enacted by City Council on May 9, 2013 and currently under appeal to the Ontario Municipal Board. Both zoning by-laws would permit a range of residential uses built to a total density of 0.6 times the lot area and to a height of 14.0 metres (refer to Attachment 4: Zoning).

Site Plan Control

This application is subject to site plan control. An application will be submitted and circulated.

Tree Preservation

The applicant has submitted a tree inventory including plans for tree removal and preservation. The applicant's tree removal and preservation plans are subject to revisions as may be required by commenting divisions (including Urban Forestry).

Reasons for the Application

The applicant is proposing to amend by-law 438-86 to permit the proposed building height of 61.6 metres (excluding the mechanical penthouse) and a density of 9.6 times the lot area. The By-law permits a height of 14.0 metres and a density of 0.6 times the lot area. Other areas of non-compliance with the Zoning By-law (ie. parking, setbacks, landscaped open space) will be determined by Toronto Building through their zoning review of the application.

The proposed development's compliance with the Official Plan will be determined in the initial stages of the review of this application. In particular, staff will determine if the proposed development complies with the policies which require development proposals within Apartment Neighbourhoods to transition down to Neighbourhoods designations.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- architectural plans and landscape drawings;
- boundary plan and topographical survey;
- Toronto Green Standards Statistics Template;
- green development standards checklist;
- sun/shadow study;
- tree preservation plan;
- arborist report;

- pedestrian level preliminary wind assessment;
- urban transportation considerations report; and
- site servicing assessment.

A Notification of Complete Application was issued on August 8, 2013.

Issues to be Resolved

Prior to submitting a Final Report to Toronto and East York Community Council, the following issues as well as any others which may be identified throughout the application review, agency circulation and public process will need to be reviewed and satisfactorily addressed by the applicant:

- consistency with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. However, the subject site is just outside of the Yonge-Eglinton Urban Growth Centre which means that the Growth Plan policies which direct intensification to Urban Growth Centres do not apply to this site;
- conformity with the policies of the Official Plan and the Yonge-Eglinton Secondary Plan. Particularly but not exclusively with those policies of the *Built Form* and *Apartment Neighbourhoods* sections of the Official Plan that offer direction to new development proposals with respect to appropriate height, density, massing and site orientation and transitioning of new development to areas of lower heights and densities such as *Neighbourhoods Areas*;
- staff are not convinced that the proposed tall building fits the context of the local area. The site is located within an *Apartment Neighbourhood* abutting a *Neighbourhoods* designated area. The site is not within the Yonge-Eglinton Urban Growth Centre. There are no buildings taller than 4 storeys on the north side of Soudan Avenue generally between Holly Street and Mt Pleasant Road; and
- the site does not include the two single detached houses which are located between the proposed tower and the 10-storey apartment building at 65 Lillian Street. A mid-rise building form could be more sensitive to these remaining houses and would better transition to the *Neighbourhoods* designation on the south side of Soudan Avenue.

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

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.

SECTION 37

The Official Plan includes policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the Planning Act. The applicant is aware that the City intends to apply the Section 37

policies of the Planning Act to this application. Details of a Section 37 Agreement between the applicant and the City will be established if a development is recommended for approval.

CONTACT

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SIGNATURE

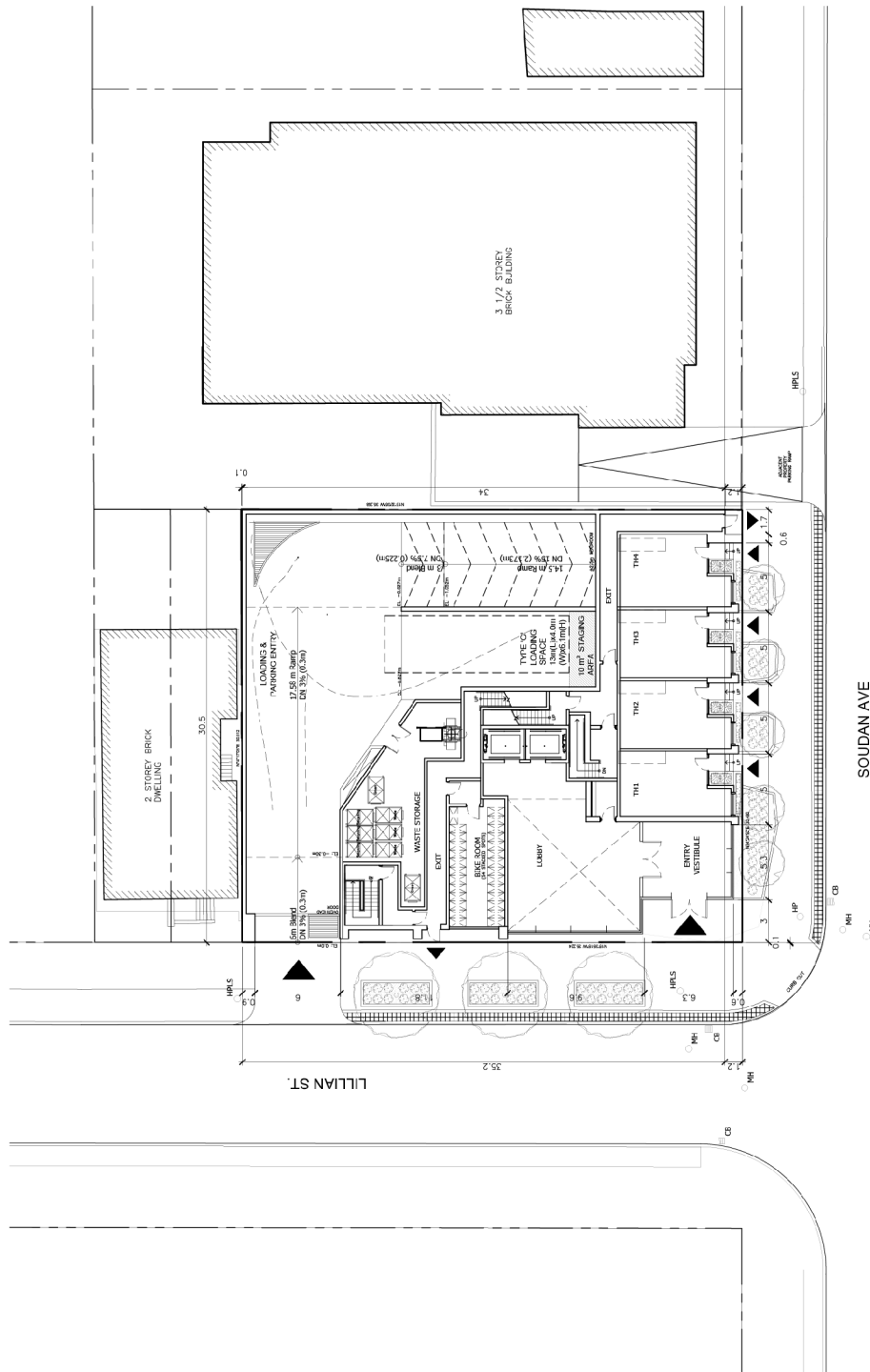
Gregg Lintern, MCPP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North and South Elevations
Attachment 3: West and East Elevations
Attachment 4: Zoning
Attachment 5: Official Plan
Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
08/06/2013



11 Lillian Street
132-142 Sudan Avenue
File # 13 169170 02

The image displays two architectural drawings of a building facade, oriented vertically. The top drawing is a section view, showing the building's profile with a flat roof and a series of vertical structural elements. The bottom drawing is a plan view, showing the building's footprint with dimensions and labels for various levels and areas.

Section View (Top):

- Vertical Dimensions (from top to bottom):** 5.50, 7.00, 5.10, 5.10, 6.50.
- Horizontal Dimensions (from left to right):** 6.0, 45.2, 10.4.
- Labels (from left to right):**
 - ROOF (03.60 m)
 - ROOF (03.60 m)
 - 17TH FLOOR (03.35 m)
 - 16TH FLOOR (03.35 m)
 - 15TH FLOOR (03.35 m)
 - 14TH FLOOR (03.35 m)
 - 13TH FLOOR (03.35 m)
 - 12TH FLOOR (03.35 m)
 - 11TH FLOOR (03.35 m)
 - 10TH FLOOR (03.35 m)
 - 9TH FLOOR (03.35 m)
 - 8TH FLOOR (03.35 m)
 - 7TH FLOOR (03.35 m)
 - 6TH FLOOR (03.35 m)
 - 5TH FLOOR (03.35 m)
 - 4TH FLOOR (03.35 m)
 - 3RD FLOOR (03.35 m)
 - 2ND FLOOR (03.35 m)
 - 1ST FLOOR (03.35 m)
 - GROUND (03.35 m)

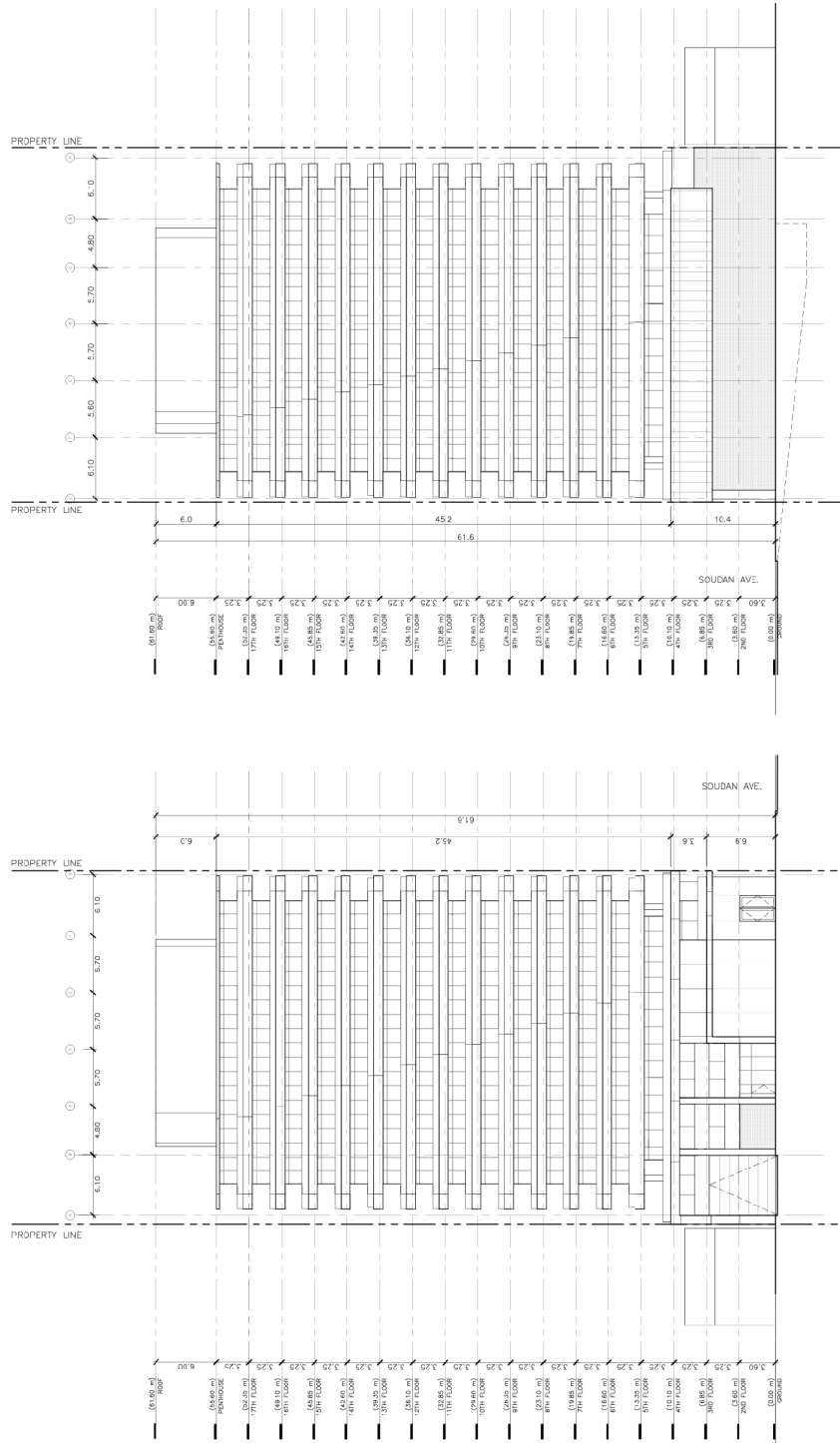
Plan View (Bottom):

- Vertical Dimensions (from top to bottom):** 6.50, 5.10, 5.10, 7.00, 5.50.
- Horizontal Dimensions (from left to right):** 6.0, 45.2, 9.19, 2.4, 6.2.
- Labels (from left to right):**
 - ROOF (03.60 m)
 - ROOF (03.60 m)
 - 17TH FLOOR (03.35 m)
 - 16TH FLOOR (03.35 m)
 - 15TH FLOOR (03.35 m)
 - 14TH FLOOR (03.35 m)
 - 13TH FLOOR (03.35 m)
 - 12TH FLOOR (03.35 m)
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 - 9TH FLOOR (03.35 m)
 - 8TH FLOOR (03.35 m)
 - 7TH FLOOR (03.35 m)
 - 6TH FLOOR (03.35 m)
 - 5TH FLOOR (03.35 m)
 - 4TH FLOOR (03.35 m)
 - 3RD FLOOR (03.35 m)
 - 2ND FLOOR (03.35 m)
 - 1ST FLOOR (03.35 m)
 - GROUND (03.35 m)

South Elevation

Elevations
Applicant's Submitted Drawing
Not to Scale
08/06/2013

Attachment 3: West and East Elevations



East Elevation

West Elevation

Elevations
 Applicant's Submitted Drawing
 Not to Scale
 08/06/2013

11 Lillian Street
132-142 Soudan Avenue
 File # 13 169170 0Z

The map displays a grid of streets and property lots. Key streets include EGLINTON AVE E at the top, HOLLY ST on the left, DUNFIELD AVE, LILLIAN ST, SOUDAN AVE, REDPATH AVE, BROWNLOW AVE, HILLSDALE AVE E, and MANOR LANE at the bottom. Zoning areas are labeled with codes such as CR 5.0 (c3.0; r3.0) SS2 (x2497), CR T5.0 C3.0 R3.0, R2 Z0.6, R (d2.0) (x921), R (d0.6) (x914), R (d2.0) (x689), and R (d0.6) (x931). A property located at the intersection of Lillian St and Sudan Ave is highlighted with a thick black border. The map also shows various lot numbers and street names like MANOR RD E and MANOR LANE.

Zoning By-law 569-2013

11 Lillian St & 132 - 142 Soudan Ave

File # 13 169170 STE 22 0Z



R	Residential
CR	Commercial Residential
O	Open Space

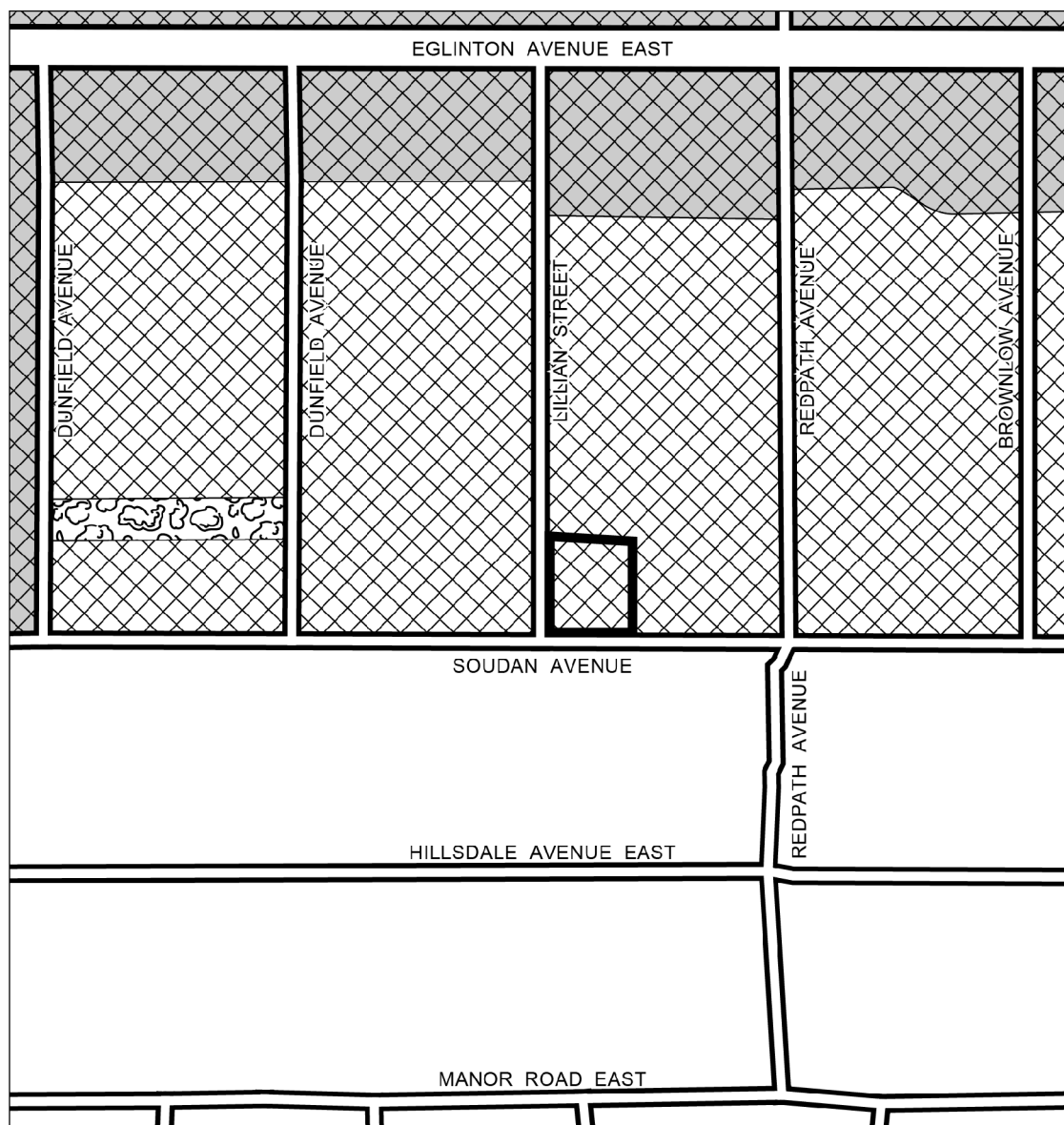


R2 Residential District
R4 Residential District
CR Mixed-Use District



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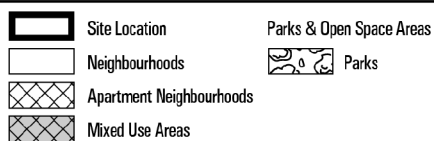
Attachment 5: Official Plan



TORONTO City Planning
Official Plan

11 Lillian Street and 132-142 Soudan Avenue

File # 13 169170 0Z



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09/03/2013

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	13 169170 STE 22 OZ
Details	Rezoning, Standard	Application Date:	May 15, 2013

Municipal Address: 11 LILLIAN ST

Location Description: PLAN 653 PT LOTS 31 & 32 **GRID S2204

Project Description: Proposal to construct 17 sty condo containing 129 residential units and 5 levels of below grade parking. 11 LILLIAN ST, 132, 134, 136, 138, 140, and 142 SOUDAN AVE.

Applicant:	Agent:	Architect:	Owner:
LASH DEVELOPMENT CORP AND LONGMARSH ESTATES INC	ADAM BROWN	GIANNONE PETRICONE ASSOCIATES	LONGMARSH ESTATES INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R2 Z0.6	Historical Status:
	R(d0.6)(x914)	
Height Limit (m):	14	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1075.2	Height:	Storeys:	17
Frontage (m):	30.5		Metres:	61.6
Depth (m):	35.2			
Total Ground Floor Area (sq. m):	1010			Total
Total Residential GFA (sq. m):	10330.9		Parking Spaces:	98
Total Non-Residential GFA (sq. m):	4234.59		Loading Docks	1
Total GFA (sq. m):	14565.49			
Lot Coverage Ratio (%):	94			
Floor Space Index:	13.5			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	54
2 Bedroom:	64
3 + Bedroom:	11
Total Units:	129

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	10330.9	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	126.9	4107.69	

CONTACT:	PLANNER NAME:	Tim Burkholder, Senior Planner
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