

TORONTO STAFF REPORT

March 12, 2003

To: Midtown Community Council

From: Director, Community Planning, South District

Subject: Preliminary Report
Applications to amend the Official Plan and Zoning By-law
1160963 Ontario Inc.
50 Rosehill Avenue
102035, TD CMB 20020013
St. Paul's, Ward 22

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

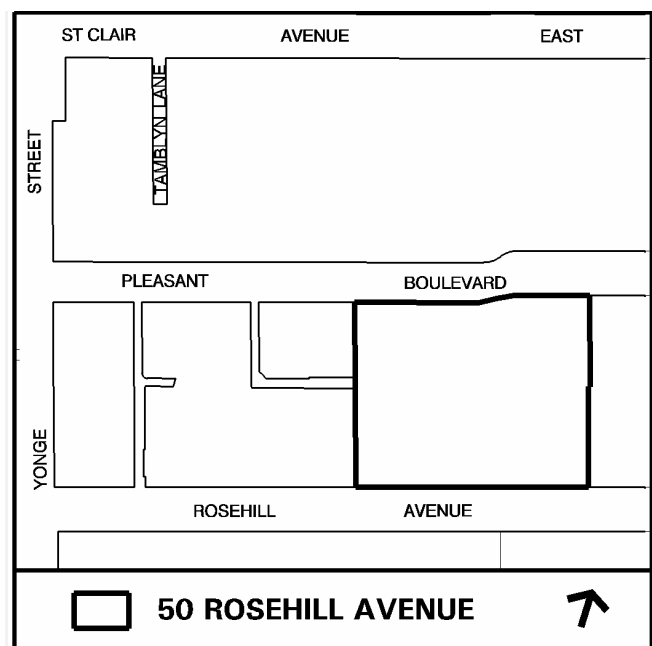
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Comments:

Proposal

The applicant proposes to introduce 57, 3 ½ storey stacked townhouses onto the subject lands fronting on Pleasant Boulevard and along the easterly lot line. Two blocks of 3 ½ storey stacked townhouses would be sited in a staggered manner along Pleasant Boulevard. These blocks will consist of one-bedroom dwelling units on the first floor and two-storey, two-bedroom dwelling units on the second and third floors, with entrances from walk-up steps fronting onto Pleasant Boulevard. One-bedroom dwelling units are proposed on the lower level with entrances from a proposed pedestrian walkway along the south side of the proposed buildings which would connect out to Pleasant Boulevard. The one block of stacked townhouses along the east lot line of the site consists of the same form of stacked townhouses but with all entrances from a proposed pedestrian walkway which would connect out to Pleasant Boulevard. This block of 9 dwelling units has been downsized from its previous size of 15 dwelling units. The new townhouses are proposed to be registered under the Condominium Act but will be available as rental units.

Vehicular access, parking and loading facilities for the proposed stacked townhouses would be combined with the existing facilities of the apartment building currently located on the site, and additional surface parking is proposed along the Rosehill Avenue frontage of the site.

Improvements at the front and rear entrances of the existing apartment building are also proposed including removal and replacement of the existing front entrance canopy.

The applicant's proposal is illustrated by Attachment 1.

Site Description

The 0.9 hectare site municipally known as 50 Rosehill Avenue is located east of Yonge Street and is a through lot with frontage on both Rosehill Avenue and Pleasant Boulevard. The site is currently occupied by a 22-storey rental apartment building containing 245 dwelling units which is centrally located on the property with parking provided at grade and within a below grade parking garage which is accessed from Rosehill Avenue. An outdoor swimming pool is located at the south-east corner of the site. Uses in the vicinity can be described as follows:

North: Two, 32-storey residential apartment buildings on a parking garage podium. Townhouses are located on the north side of Pleasant Boulevard, east of the site. The St. Clair subway station is located within 500 metres of the site at the intersection of Yonge Street and St. Clair.

South: 28-storey residential apartment building on the south side of Rosehill Avenue and David A. Balfour Park and its associated ravine system.

East: 9-storey residential apartment building.

West: 2 to 4-storey commercial buildings on the south side of Pleasant Boulevard, and a 15-storey residential apartment building on the north side of Rosehill Avenue.

Official Plan

The site is currently designated “High Density Residence Area” by the Yonge-St. Clair Part II Plan. This designation permits residential buildings having a gross floor area of up to 2.0 times the area of the lot.

New Toronto Official Plan

At its meeting of November 26-28, 2002, Council adopted the new Official Plan for the City of Toronto. Once the Plan comes into force and effect, it will designate the subject site “Apartment Neighbourhood.” The new Official Plan stipulates that compatible infill development may be permitted on some sites containing an existing apartment that has sufficient underutilized space to accommodate a new building(s) while providing good residential amenity and quality of life for new and existing residents. In addition to the development criteria for Apartment Neighbourhoods, the new Official Plan stipulates that infill development that may be permitted on a site containing an existing apartment building will:

- (a) create a community benefit for existing residents on the site;
- (b) provide adequate space between the existing and proposed buildings to maintain adequate sunlight, sky views, privacy and areas of landscaped open space for new and existing residents;
- (c) organize development on the site to frame streets, parks and open spaces in good proportion and create safe and comfortable open spaces for new and existing residents;
- (d) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- (e) provide adequate on-site, below grade, shared vehicular parking for both new and existing development. Where shared vehicular parking cannot be provided below grade, surface parking should not be directly visible from the street;
- (f) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;

- (g) consolidate loading, servicing and delivery facilities; and
- (h) preserve or replace recreational space for residents.

Provided the proposal is consistent with the above-noted criteria, as well as the other development criteria for Apartment Neighbourhoods and other policies of the new Official Plan, no amendment to the new Official Plan would be required.

Zoning

By-law No. 438-86 zones the site R2 Z2.0 which permits a range of residential building types having a maximum gross floor area of 2.0 times the area of the lot and a maximum height of 16.0 metres. Site specific By-law 462-67 provides additional development standards including a maximum density of 2.5 times the area of the lot and a maximum height of 83.8 metres.

Site Plan Control

The site and the proposed development are subject to site plan control. No application for Site Plan approval has been submitted.

Tree Preservation

There are nine City owned trees along Pleasant Boulevard situated on the City road allowance adjacent to the proposal. There are several trees situated on the site which will be affected by the proposal. Former City of Toronto Municipal Code, Chapter 331, Trees, Article III, requires that a permit be obtained for the injury or destruction of trees situated on private property which are healthy and have a diameter of 30 centimetres or more.

Reasons for the Application

An amendment to the Official Plan is required as the proposed density of 2.95 times the area of the lot exceeds the permitted Official Plan maximum of 2.0 times in the High Density Residence Area.

An amendment to the Zoning By-law would be necessary because the proposed dwelling units are considered "rowplexes" which are not permitted on the site, the site would have 302 dwelling units and exceed the maximum permitted of 244 dwelling units, and the proposed density of 2.95 times the area of the lot would exceed the permitted maximum of 2.5 times the area of the lot. The proposal would also not meet other minimum standards as set out by the Zoning By-law including setbacks, landscaped open space, and parking.

Issues to be Resolved

Landscaped Open Space

The proposal will necessitate the removal of some existing open landscaped space on the property as well as some mature trees. The proposed remaining landscaped open space for the site would be 50 per cent of the lot area, whereas the site-specific Zoning By-law requires the lot to have a minimum of 70 per cent of landscaped open space. Planning staff have requested the applicant explore options to increase the quantity and quality of the remaining landscaped open space on the site and opportunities for tree replacement. A landscape and tree preservation/replacement plan will be required.

Siting and Setbacks

Although downsized from its previous configuration, the block of stacked townhouses proposed along the east lot line of the site (Block 3) continues to fragment the remaining landscaped open space on the site. The applicant is currently exploring options to improve the continuity of remaining landscaped open space and improve the interface between Block 3 and the existing apartment building. If the siting and design of Block 3, and resulting quantity and quality of landscaped open space on the site is not resolved, Planning staff will recommend that Block 3 be deleted.

Parking

The Zoning By-law requires a minimum of 332 parking spaces to be provided for the existing and proposed dwelling units, whereas 266 parking spaces are proposed. A parking study is currently under preparation and will be submitted by the applicant to the City for review. Additional surface parking is proposed along the Rosehill Avenue frontage of the property where there is currently landscaped open space. The applicant advises that the ten parking spaces proposed south of the drop-off driveway along Rosehill Avenue will be relocated elsewhere on the property in order to retain this well-landscaped area. Planning staff have discouraged the reduction of landscaped open space for additional surface parking.

Section 37

Section 37 of the Planning Act allows the City to grant increased density and/or height in exchange for community benefits. The Official Plan contains provisions authorizing such an exchange, provided the density and/or height increase are consistent with the objectives of the Official Plan regarding building form and physical environment.

Appropriate community benefits could include, but not be limited to: public art, and the preservation of existing rental housing.

Conclusions:

It is recommended that planning staff and the appropriate City Departments continue to review the applications and that they be the subject of a community consultation meeting. A Final Report is targeted for summer 2003.

Contact:

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Ted Tyndorf
Director, Community Planning, South District

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List of Attachments:

Application Data Sheet
Attachment 1: Site Plan
Attachment 2: South Elevation
Attachment 3: North Elevation
Attachment 4: Zoning
Attachment 5: Official Plan

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	21
1 Bedroom:	132
2 Bedroom:	144
3+ Bedroom:	11
Total Units:	63
Total Proposed Density:	2.95

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA:	26707	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	0	
Industrial/Other GFA:	0	

COMMENTS

Current Status:	Open	<u>Latest Event</u>	<u>Actual Date</u>
		Response to Circulation	02/18/2003
		Response to Circulation	01/20/2003
		Response to Circulation	11/28/2002
		Response to Circulation	11/27/2002
		Suppl. Submission	11/15/2002
		Circulated	11/04/2002
		Councillor Circ.	11/04/2002
		Suppl. Submission	10/29/2002
		Received	10/29/2002

Data Valid: Mar 6, 2003 Planner: Nanos, Joe Phone: (416) 338-5747
Area: District - C Planning Office: Toronto - North (TD)