

333 College Street and 303 Augusta Avenue - Official Plan Amendment, Zoning Amendment Applications - Preliminary Report

Date:	March 12, 2015
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	14 253221 STE 20 OZ

SUMMARY

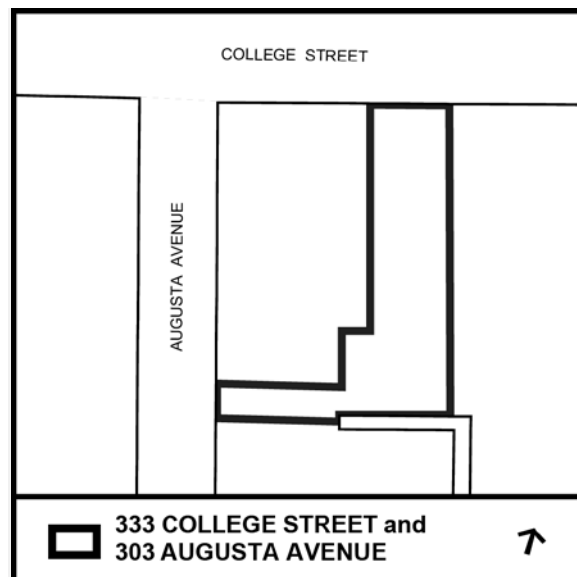
The applications propose to amend the Official Plan and Zoning By-law to permit the redevelopment of the lands at 333 College Street and 303 Augusta Avenue with a mixed use building having heights of 6 and 13 storeys.

This report provides preliminary comments on the above-noted application and seeks Community Council's direction on further processing of the application. A community consultation meeting is targeted for spring 2015, and a Final Report is targeted for the fourth quarter of 2015. The target dates assume that applicant will provide 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 333 College Street and 303 Augusta 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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The subject site is within the College Street Built Form Study Area boundaries. Information on the College Street Built Form Study is available on the City's website, via the following links:

<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-60742.pdf>

<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-71563.pdf>

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant in September 2014 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the lands at 333 College Street and 303 Augusta Avenue with a mixed use building. The proposal consists of a 13-storey building that fronts onto College Street, which is connected to a 6-storey building fronting onto Augusta Street.

The application proposes retail uses at grade, with 172 dwelling units above. The overall density proposed for the site is 11,980 square metres, of which 495 square metres are proposed for non-residential uses at grade, with the remaining 11,485 square metres allocated to the residential component of the proposal. The overall density proposed is approximately 5.3 times the lot area. The applicant also proposes to provide 97 parking spaces within three levels of underground parking.

Site and Surrounding Area

The site is comprised of two contiguous parcels of land, one fronting College Street and one fronting Augusta Avenue and is an irregular L-shape. The subject site has a lot frontage of approximately 20 metres on College Street, a frontage of 9 metres on Augusta

Avenue, and an overall lot area of approximately 2,267 square metres. The portion of the site fronting onto College Street is currently occupied by a car and truck rental establishment. The portion of the site fronting Augusta Avenue is occupied by a one-storey commercial building.

Development in the vicinity of the site is as follows:

- North: Development on the north side of College Street generally consists of mixed use buildings ranging in height from 2 to 4 storeys. A 6-storey medical building is located northwest of the College Street and Augusta Avenue intersection.
- East: Immediately east of the site is a 4-storey residential building. A 15-storey mixed use building at 297 College Street is currently under construction. Further east, College Street consists of mixed-use and institutional buildings ranging in height from 1 to 5-storeys. The OMB recently approved a 25-storey mixed use building at 245 College Street, and City Council recently approved a 17-storey mixed use building at 231-237 College Street.
- West: West of the subject site is a 4-storey residential building currently under construction. Further west, College Street consists of mixed use buildings ranging in height from 1 to 3-storeys.
- South: Immediately south of the site is Kensington Market, and low density residential development in house form buildings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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

Map 2 of the Official Plan identifies that the subject site is located *Downtown*. The Official Plan identifies that the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the goals for *Downtown*, is attracted to the area. In particular, Section 2.2.1.1 of the Plan identifies that the *Downtown* policies of the Plan will shape the City's future by accommodating development that:

- builds on the strength of *Downtown* as the premier employment centre in the GTA; and
- provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting.

Although the Plan identifies that the *Downtown* as one of the areas which can accommodate growth, Section 3.1.3 identifies that tall buildings are desirable in the right places, but also acknowledges that they are not appropriate in all locations. When tall buildings are poorly located or designed, they can physically and visually overwhelm adjacent streets, parks and neighbourhoods. The Plan acknowledges that tall buildings are also only one form of intensification. Most of the proposed intensification is anticipated to be achieved with street-oriented, grade related or mid-rise type buildings.

The Healthy Neighbourhoods Section of the Official Plan identifies that the intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. The plan also states that developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will, among other matters, be compatible with those *Neighbourhoods*, provide a gradual transition of scale and density, and maintain adequate light and privacy for residents in those *Neighbourhoods*.

The majority of the subject site is designated *Mixed Use Areas* in the Official Plan. This land use 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.

A portion of the site is designated *Neighbourhoods* within the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four-storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. The Plan identifies these established areas as physically stable and that development will respect and reinforce the existing physical character of the neighbourhood. Particular aspects of physical character are identified including: patterns of streets, blocks and lanes; lot size; heights, massing, scale and dwelling type of nearby residential properties; prevailing building types, or predominant forms of development in the neighbourhood; and, prevailing patterns of rear and side yard setbacks and landscaped open space.

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 Plan also contains policies regarding tall buildings in the city. Tall buildings are identified as those with heights typically greater than the width of the adjacent road allowance. The Plan also limits these buildings to parts of the *Downtown*, *Centres*, and other areas of the city where they are specifically permitted by a Secondary Plan or Zoning By-law. The Official Plan sets out key urban design considerations when considering a tall building proposal.

The portion of the site located on Augusta Avenue is subject to Site and Area Specific Policy 197. This Site and Area Specific Policy states that any public or private developments and works should be consistent with the special characteristics of the area, including: low scale buildings with retail at grade; minimal setbacks; and open air display of goods on the boulevard.

Zoning By-law 438-86

The subject site is subject to three zoning categories. The northern portion of the site which fronts College Street is zoned Mixed Commercial Residential (MCR T3.0 C2.0 R2.5). This zoning category permits a mix of residential and non-residential uses up to a maximum density of 3.0 times the lot area. The maximum height permitted is 16.0 metres.

The southern portion of the site which fronts Ellen Avenue is zoned Residential (R3 Z1.0). This zoning category permits a range of residential uses up to a maximum density of 1.0 times the lot area. The maximum height permitted is 12.0 metres.

The western portion of the site which fronts Augusta Avenue is zoned Commercial Residential (CR T2.0 C2.0 R1.5). This zoning category permits a range of residential and non-residential uses up to a maximum density of 2.0 times the lot area. The maximum height permitted is 12.0 metres.

Zoning By-law 569-2013

In May 2013, the City passed and enacted a new harmonized Zoning By-law 569-2013. The zoning that applies to the subject lands is substantially the same with regard to use, density, and height as zoning By-law 438-86.

The lands fronting College Street are zoned CR 3.0 (c2.0:r2.5) SS2(x2263). The maximum height permitted remains unchanged at 16.0 metres.

The southern portion of the site that fronts College Street is zoned R (f4.5; d1.0)(x7). The maximum height permitted remains unchanged at 12.0 metres.

The portion of the site that fronts Augusta Avenue is zoned CR 2.0 (c2.0;r1.5) SS2(x2457). The maximum height permitted remains unchanged at 12.0 metres.

Site Plan Control

The subject site and development are subject to Site Plan Control. An application for Site Plan Control has not been submitted to date.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings. The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate new and current Downtown tall building proposals. The Downtown Tall Buildings Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>.

When adopting the Downtown Tall Buildings Guidelines, City Council requested that Planning staff to undertake a special study of College Street which is now underway.

Reasons for the Application

An Official Plan Amendment application is required to redesignate the portion of the site designated *Neighbourhoods to Mixed Use Areas*.

The proposed construction of a 6 and 13-storey mixed use building at a density of 5.3 times the lot area exceeds the maximum density permitted by the former City of Toronto By-law 438-86, as amended, and By-law 569-2013.

At 13-storeys or 42 metres in height, the proposed mixed commercial-residential building will require an amendment to the former City of Toronto By-law 438-86, as amended, and By-law 569-2013, as the proposal exceeds the permitted height of 16 metres.

Other areas of non-compliance requiring zoning amendments to permit the proposed mixed-use development will be identified through the processing of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Development application and fees;
- Survey;
- Architectural drawings including floor plans, elevations, and building sections;
- Landscape plans;
- Perspective drawings;
- Building mass model;
- Planning Rationale;
- Draft Official Plan Amendment;

- Draft Zoning By-law Amendment;
- Sun/shadow studies;
- Toronto Green Development Standards checklist;
- Functional Servicing Report;
- Archaeological Assessment;
- Urban Transportation Considerations; and
- Digital copy of all items listed above.

A Notification of Incomplete Application issued on January 6, 2015 identifies the outstanding material required for a complete application submission as follows:

- Community Services and Facilities Study;
- Tree Protection Plan;
- Arborist Report and Inventory; and
- Tree Declaration form.

The outstanding material was submitted on February 6, 2015 and a Notification of Complete Application was subsequently issued on February 23, 2015.

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.

College Street Study

On February 14, 2012, Toronto and East York Community Council requested the Director, Community Planning, Toronto and East York District, review the policy context for College Street generally from University Avenue to Bathurst Street. Planning Staff have established an Advisory Committee for the Study, held a kick-off meeting, two Community Consultation Meeting, and three Advisory Committee Meetings.

Staff are evaluating the existing physical form and character of the study area, and reviewing the existing policy framework for this segment of College Street including the City of Toronto Official Plan, Zoning By-law, and any other applicable policies and guidelines. Planning staff anticipate holding a final meeting with the Advisory Committee in the Spring 2015. At this meeting, Staff will present the draft Urban Design Guidelines for College Street and possible Site and Area Specific Official Plan Policies. These will also be presented at a final community consultation meeting, with the community at large, targeted for late Spring 2015.

The proposal will be evaluated within the context of the College Street Built Form Study.

Land Use

The applicant is proposing to redesignate a portion of the site from *Neighbourhoods* to *Mixed Use Areas*, and rezone the subject site to allow for the increase in height and density as proposed. The appropriateness of the proposed amendments 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 Official Plan identifies that tall buildings are desirable in the right places, but also acknowledges that they are not appropriate in all locations. When tall buildings are poorly located or designed, they can physically and visually overwhelm adjacent streets, parks and neighbourhoods. The Plan acknowledges that tall buildings are also only one form of intensification. Most of the proposed intensification is anticipated to be achieved with street oriented, grade related or mid-rise type buildings. The proposed exceeds the 30 metre right-of-way width of College Street at this location, and thus is considered to be a tall building. In addition, the portion of the building that fronts onto Augusta Street is proposed to be significantly higher than the existing context, and is not in keeping with Site and Area Specific Policy 197.

The proposed heights and density proposed by the application exceeds the maximums as prescribed by the Zoning By-law for the site. The appropriateness of the proposed height and density will be evaluated in terms of the surrounding context, impacts on adjacent properties, land uses, and the relevant Official Plan policies.

Building Siting and Massing

The Official Plan Built Form policies stress the importance of new development fitting harmoniously into its existing and/or planned context and limiting its impacts on neighbouring streets, parks, open spaces and properties. The Official Plan identifies that developments may be considered not only in terms of the individual building and site, but also in terms of how that building and site fit within the context of the neighbourhood and the City. New development within *Mixed Use Areas* is required to locate and mass new buildings to frame the edge of the streets, maintain sunlight and comfortable wind conditions, and locate and mass new buildings to provide a transition between areas of different development intensity and scale.

The building as proposed is the mid to tall range. The review of the massing will look at stepping and articulation including stepping back on the side property lines to provide separation from adjacent sites, sky views and sunlight on the public realm. The building siting and massing will also be reviewed in terms of the building's proximity to the existing residential dwellings directly to the south, the proposals' relationship to College Street, and Kensington Market, and its compliance with the development criteria for *Mixed Use Areas* and the policies within Site and Area Specific Policy 197.

Parking and Vehicular Access

The amount of parking provided and the location of the parking, in addition to the design and access, must be reviewed in relation to the demand generated by the proposal, and in context of the developments proximity to public transit. Staff will review the amount and location of parking as proposed by this development.

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 177 square metres of indoor and 244 square metres of outdoor amenity space which are contiguous for the residential component of the development. The applicant has also indicated that they will provide 10 common rooms which may be used "as a place shared by residents for more passive activities such as reading and computer use functioning like a common den or library". Staff are evaluating the appropriateness of the proposed common rooms as amenity space. The adequacy of the amenity space proposed will be considered through the review of the application.

Section 37 of the Planning Act

The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should a redevelopment be recommended, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* which address local priorities.

Parkland

The *Planning Act* enables the municipality under Section 42 to require, as a condition of development or redevelopment of land, a conveyance of land and/or cash-in-lieu of land for park or other public recreational purposes. For residential uses, the site is subject to 5%, or if the site is located within a Parkland Acquisition Priority Area, the amount of conveyance is determined by the overall site size. The subject site is located within a Parkland Acquisition Priority Area as outlined in the Alternative Parkland Dedication By-law 1420-2007.

Toronto Green Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard, adopted by City Council in July 2006. 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.

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.

CONCLUSION

A community meeting is anticipated to be held in Spring 2015. Provided that the applicant provides all required information and addresses any issues raised without delay, a final report and Statutory Public Meeting is targeted for the fourth quarter of 2015.

The College Street study will be advanced prior to concluding the review of this development proposal.

CONTACT

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SIGNATURE

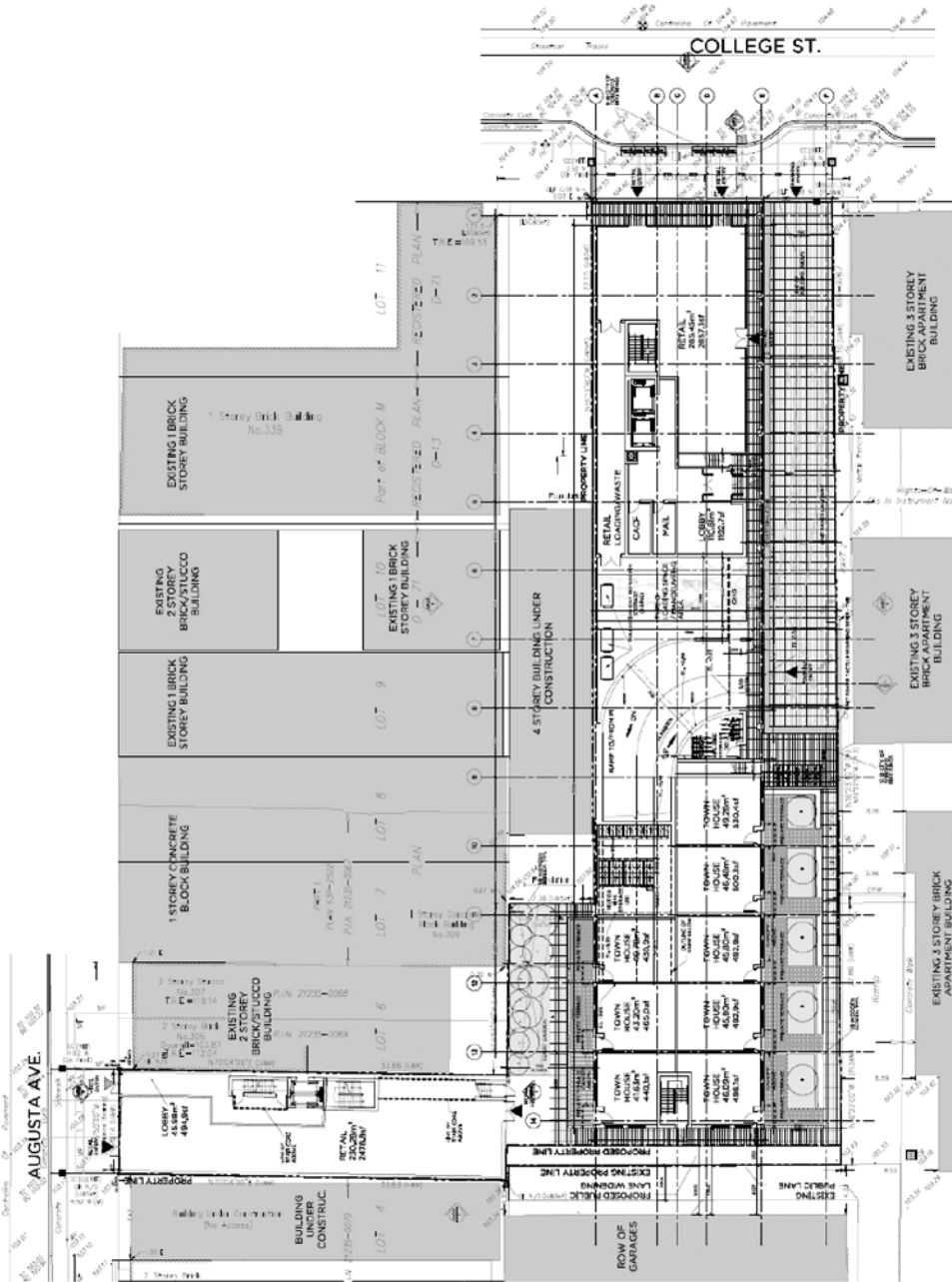
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Official Plan
Attachment 7: Zoning By-law 569-2013
Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

333 College Street and 303 Augusta Avenue

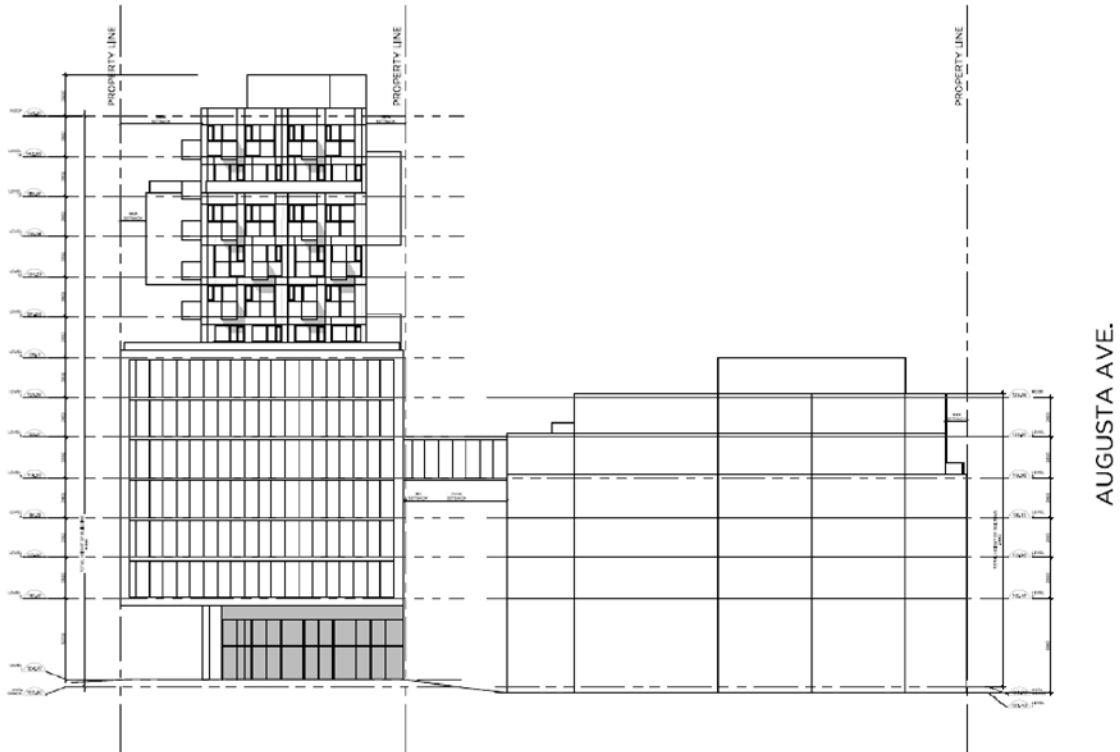
Applicant's Submitted Drawing

Not to Scale
02/27/2015



File # 14_253221_STE 20 0Z

Attachment 2: North Elevation



North Elevation

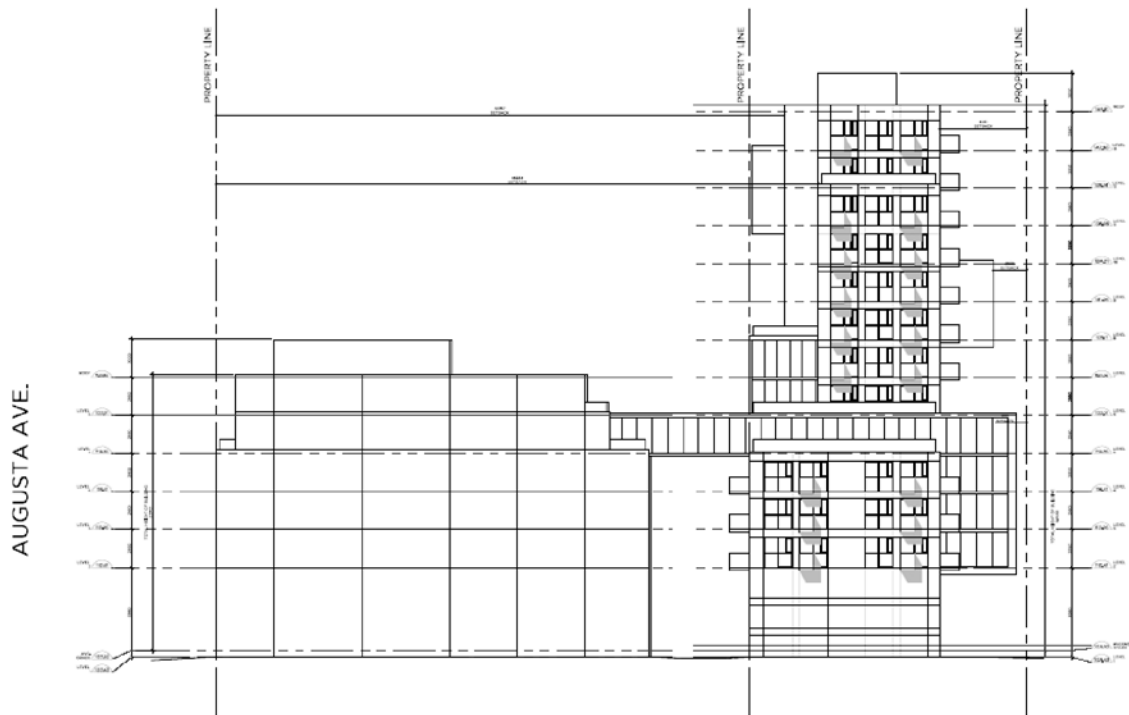
333 College Street and 303 Augusta Avenue

Applicant's Submitted Drawing

Not to Scale
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Attachment 3: South Elevation



South Elevation

333 College Street and 303 Augusta Avenue

Applicant's Submitted Drawing

Not to Scale
02/27/2015

File # 14_253221_STE 20 0Z

Attachment 4: East Elevation



East Elevation

333 College Street and 303 Augusta Avenue

Applicant's Submitted Drawing

Not to Scale
02/27/2015

File # 14_253221_STE 20 0Z

Attachment 5: West Elevation



West Elevation

333 College Street and 303 Augusta Avenue

Applicant's Submitted Drawing

Not to Scale
02/27/2015

File # 14_253221_STE 20 0Z

Attachment 6: Official Plan



333 College Street and 303 Augusta Avenue

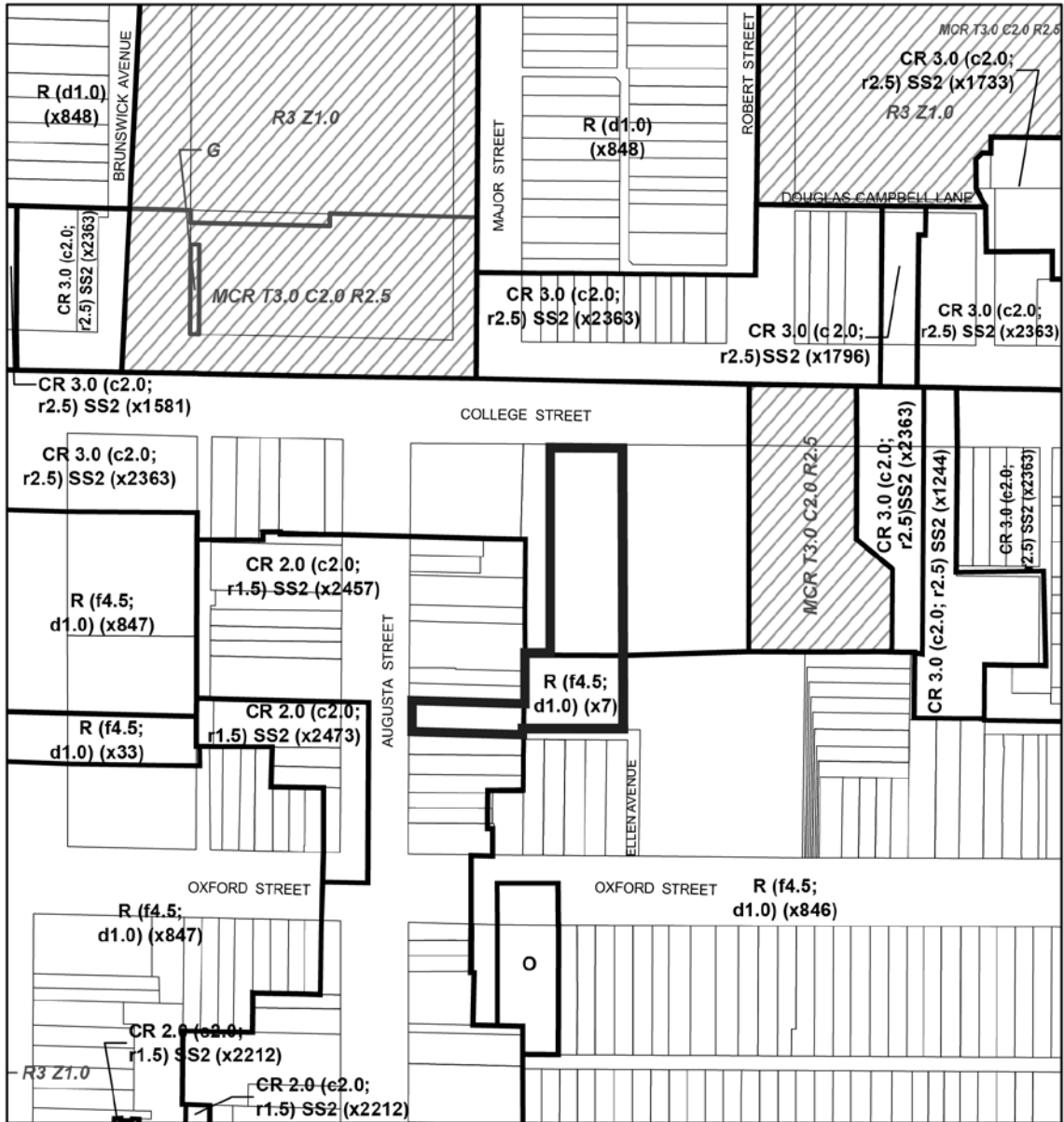
Official Plan

File # 14 253221 20 02



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Attachment 7: Zoning By-law 569-2013




Zoning By-Law No. 569-2013

333 College Street and 303 Augusta Avenue

File # 14 253221 STE 20 02

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space

-  See Former City of Toronto By-Law No. 438-86
- R3** Residential District
- MCR** Mixed-Use District
- G** Parks District



Not to Scale
Extracted: 02/27/2015

Attachment: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	14 253221 STE 20 OZ
Details	OPA & Rezoning, Standard	Application Date:	November 18, 2014
Municipal Address:	333 COLLEGE ST		
Location Description:	PLAN D10 PT LOT 6 CON 1 FB PT LOT 16 RP 66R4693 PARTS 2 4 & 6 WITH & SUBJ TO ROW **GRID S2008		
Project Description:	Proposal to replace the existing automotive rental facility and non-residential building with a 13 and 6-storey mixed use redevelopment. The College Street building will rise to 7-storeys and will provide setbacks at the upper levels as it transitions to 13-storeys, with a height of approximately 42 metres. The Augusta Avenue building will have a 4-storey base, will have setbacks at the 5th and 6th levels, and will have a height of approximately 21 metres. The two buildings will be connected by a bridge at the 5th level and residents will share the indoor amenity spaces.		

Applicant:	Agent:	Architect:	Owner:
DAVID BRONSKILL		RAW Architects	BRL REALTY LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR T3.0 C2.0 R2.5	Historical Status:
Height Limit (m):	16	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	2267	Height:	Storeys:	13
Frontage (m):	20.98		Metres:	41.89
Depth (m):	83.96			
Total Ground Floor Area (sq. m):	1421			Total
Total Residential GFA (sq. m):	11485		Parking Spaces:	97
Total Non-Residential GFA (sq. m):	495		Loading Docks	1
Total GFA (sq. m):	11980			
Lot Coverage Ratio (%):	63			
Floor Space Index:	5.28			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	29
2 Bedroom:	135
3 + Bedroom:	8
Total Units:	172

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	11485	0
Retail GFA (sq. m):	495	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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TELEPHONE: (416) 392-9337