

TORONTO STAFF REPORT

March 15, 2006

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Subject: Preliminary Report
Rezoning Application 05 208487 ESC 42 OZ
Site Plan Control Application 05 208491 ESC 42 SA
Proponent: V.H.L. Developments Inc.
Architect: A. Burka Architect Inc.
28 Orchid Place Drive
Ward 42 - Scarborough-Rouge River

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.

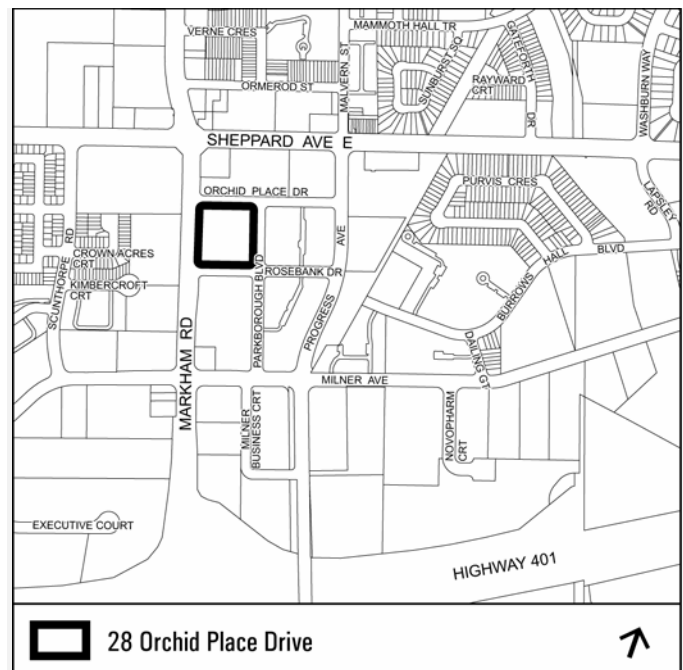
Financial Implications and Impact Statement:

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.



Background:

The subject lands are one of two remaining blocks within the Aspen Ridge subdivision that have not been developed. The Aspen Ridge subdivision is bounded by Sheppard Avenue, Markham Road, Milner Avenue and Progress Avenue. This 1,600 residential unit subdivision was approved by the Ontario Municipal Board in 1994, where 417 of those units were allocated to the subject lands.

Comments:

Proposal

This zoning by-law amendment application is to permit a 4 878 square metre (52,508 square feet) three-storey commercial/retail/office building along the Markham Road frontage of the site. Surface parking for this structure will be provided immediately to the east of this building and throughout the proposed underground parking garage (Attachment 1). Vehicular access to the lands is via a 6.0 metre (20 ft.) wide driveway extending north from Rosebank Drive to Orchid Place Drive.

The lands are currently zoned to permit a maximum of 417 residential units in a building(s) restricted to a maximum of 16 storeys. For contextual purposes, the plan shows a future residential development that will require site plan approval to permit two residential condominium buildings, each having 16 storeys as well as 6 street townhouses. Building A proposes 206 residential condominium units, while Building B proposes 205 residential condominium units. The street townhouses will be identical to the existing street townhouses on the south side of Rosebank Drive as well as the east side of Parkborough Boulevard. Parking will be provided by means of a three-level, 725 space underground parking garage.

The owner has submitted a site plan control application for the entire site.

Site Description

The site is approximately 1.4 hectares (3.4 acres) in area, vacant, treeless and generally square in shape with road frontages off Markham Road, Rosebank Drive, Orchid Place Drive and Parkborough Boulevard. There is a gradual slope to the east from Markham Road.

Street townhouses abut the subject lands to the east and south. Commercial uses (Station Street Plaza) and an 8-storey rental apartment building are located on the west side of Markham Road, directly across from the subject lands. The lands north of the subject lands are grassed and vacant beyond which is an existing automobile service station and TTC Right-of-Way.

The Scarborough Official Plan

The subject site is designated High Density Residential and Rapid Transit in the Malvern Community Secondary Plan which provides for higher density residential uses and future transit facilities respectively. The High Density Residential designation also provides for limited ancillary commercial uses.

Numbered Policy 3.2 of the Malvern Community Secondary Plan provides for a maximum net residential density of 150 apartment and townhouse units per hectare over the entire Aspen Ridge subdivision to a maximum of 1,600 units.

The Rapid Transit designation supports the provision of a transit station at Sheppard Avenue and Markham Road. The north-east portion of the site will be needed to accommodate the future transit right-of-way and potentially other transit related facilities. Provision for a future rapid transit right-of-way has been made.

No amendment to the Scarborough Official Plan is required.

New Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. The hearing commenced on June 13, 2005 and continues on March 27, 2006.

Once the Plan comes into full force and effect it will designate this site as Apartment Neighbourhoods. Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. In addition, detached and semi-detached houses, duplexes, triplexes, townhouses and interspersed walk-up apartments and home occupations are permitted in the Apartment Neighbourhoods designation. No amendment to the Plan is required.

Zoning by-laws will contain numerical site standards for matters such as building height, parking requirements, density, building setbacks from lot lines and any other performance standards to ensure that new development will be compatible with the physical character of established residential neighbourhoods.

Zoning

This application is to permit commercial uses along the Markham Road frontage of the subject site. The subject site is currently zoned Multiple-Family Residential (MF) and Apartment (A) Zone by the Malvern West Community Zoning By-law No. 14402 (Attachment 4). The Multiple-Family Residential Zone permits correctional group homes, day nurseries, group homes, multiple-family dwellings, semi-detached dwellings, single-family dwellings and street

townhouse dwellings. The Apartment Zone permits apartment buildings, day nurseries and group homes. Private home day cares are permitted in both zones as ancillary uses.

Site Plan Control

Staff is in receipt of a site plan control application. Appropriate urban design standards including access, building massing, and siting will be addressed in detail. Other issues such as traffic, shadowing, privacy, transition to the proposed residential uses, amenity space etc. will also be examined.

Tree Preservation

The site is subject to the City's Tree Preservation By-law. A tree declaration has been submitted confirming that there are no trees on the property.

Heritage Preservation

The lands are subject to heritage review as the proposed development has the potential of causing impacts to archeological resources. The applicant has retained an archeologist to carry out an assessment of the lands which will be circulated.

Reasons for the Applications

A zoning by-law amendment is required since retail, commercial and office uses are not permitted in the Multiple-Family (MF) and Apartment (A) Zone. Appropriate performance standards must be established in order to regulate matters including setbacks, height, landscaping, parking etc. The lands are subject to site plan control where appropriate urban design standards can be established.

Issues to be Resolved

The subject site is part of a larger plan of subdivision. The subject site and the lands immediately to the north are the only remaining blocks on the plan that have yet to be developed.

Once a building envelope is established for the proposed commercial/retail/office uses appropriate massing and siting can be determined. Issues regarding land use, density, height, connections to the future residential development and compatibility with the surrounding community will require further evaluation.

Issues regarding traffic, landscaping, access and storm water management will be evaluated in detail during the site plan approval process.

Other issues may be identified through the consultation process and the detailed review of the application. The application should proceed through the normal planning review process.

Conclusions:

If all the required information is provided in a timely manner and the issues identified resolved, a community consultation meeting on the proposal should be convened for the second quarter of 2006. A Public Meeting, in accordance with the requirements of the Planning Act, should be targeted for second quarter 2006. Target dates assume that the applicant will provide all required information without delay.

Contact:

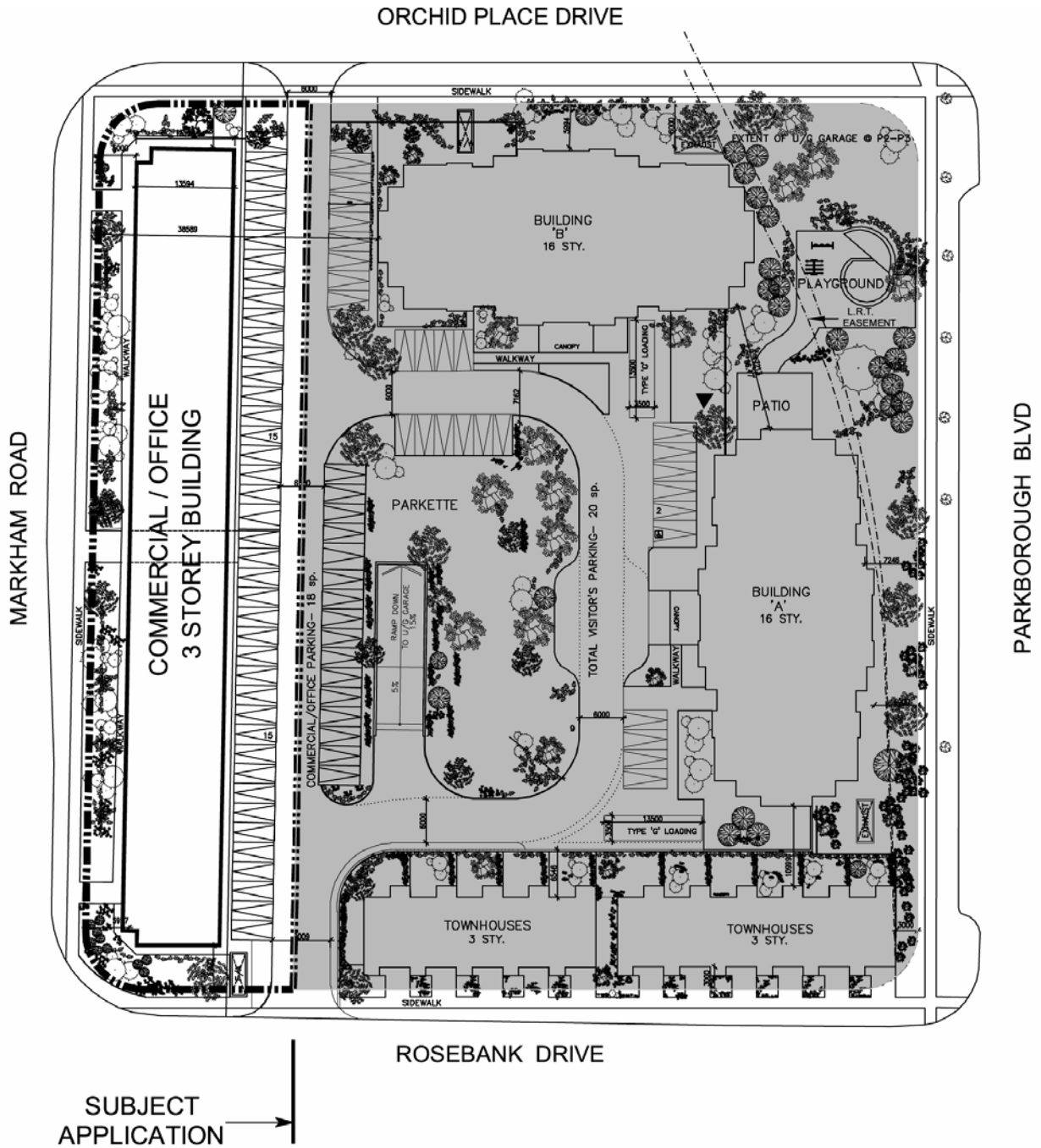
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Allen Appleby, Director
Community Planning, Scarborough District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations (as provided by applicant)
Attachment 3: Official Plan
Attachment 4: Zoning
Application 5: Application Data Sheet

Attachment No. 1 – Site Plan



Revised Site Plan

Applicant's Submitted Drawing

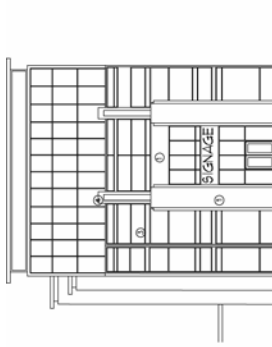
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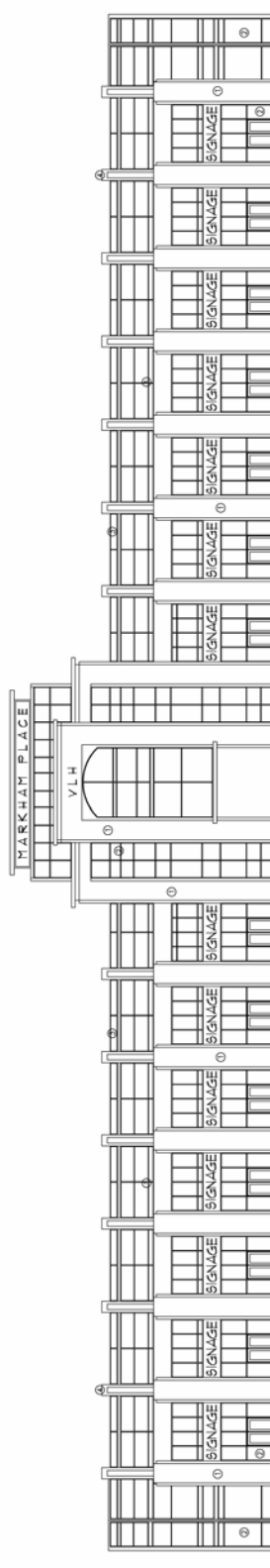
28 Orchid Place Drive

File # 05-208487 OZ

Attachment No. 2: Elevations (As Provided by Applicant)



North Elevation
(Orchid Place Drive)



West Elevation
(Markham Road)

Elevation Plan (Commercial / Retail)

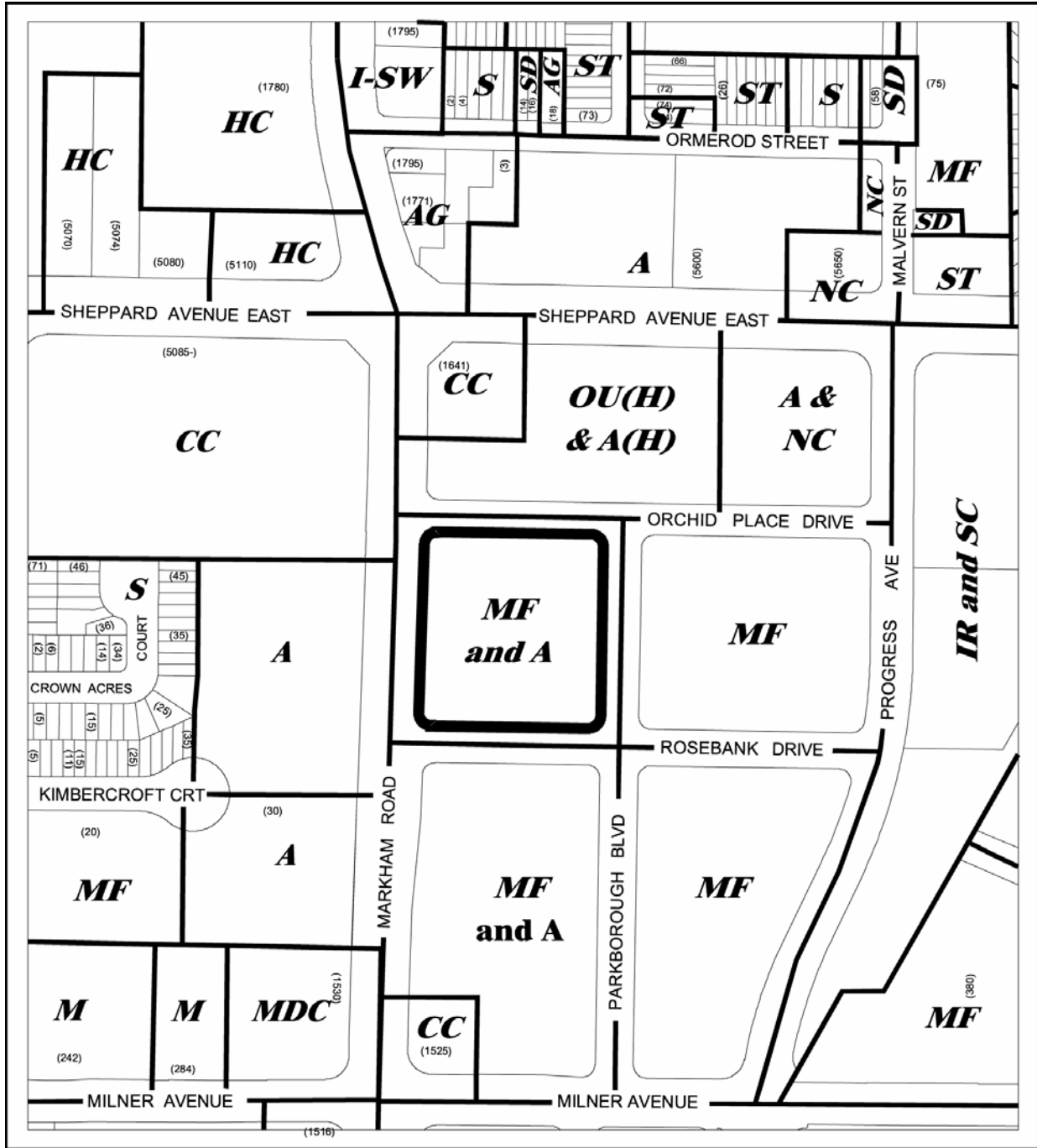
Applicant's Submitted Drawing

Not to Scale
12/16/05

28 Orchid Place Drive

File # 05-208487 OZ and 05-208491 SA

Attachment No. 4: Zoning



Toronto City Planning Division
Zoning

28 Orchard Place Drive
 File # 05-208487 OZ and 05-208491 SA

S Single-Family Residential	A Apartment Residential	AG Agricultural Uses	I-SW Institutional - Social Welfare	Malvern Community By-law
SD Semi-Detached Residential	NC Neighbourhood Commercial	SC School	IR Institutional - Private And Public	Not to Scale
ST Street Townhouse Residential	CC Community Commercial	(H) Holding Provision	MDC Industrial District Commercial Zone	↑
MF Multiple-Family Residential	HC Highway Commercial	M Industrial Zone		12/16/05

