

TORONTO STAFF REPORT

June 23, 2006

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Subject: Preliminary Report
Rezoning Application 06 136585 ESC 35 OZ
Proponent: Stafford Homes Ltd
Architect: Kohn Architects Inc
673 Warden Avenue
Ward 35 - Scarborough Southwest

Purpose:

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

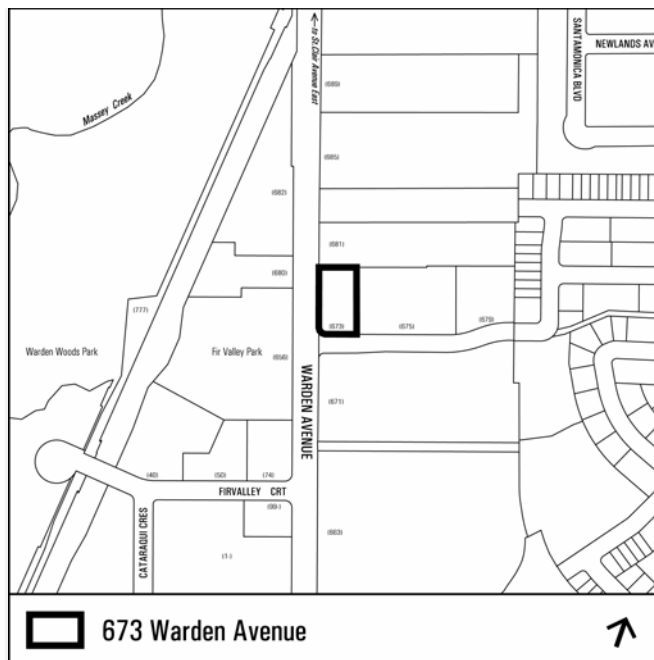
Financial Implications and Impact Statement:

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:

At its meeting on February 16, 2005, City Council authorized staff to negotiate and enter into a financially secured Servicing Agreement for a municipal road to serve the former Beckers lands at 671-679 Warden Avenue. The Beckers lands were divided into five parts through Consent Application B027/05SC, approved on June 1, 2005, including the future road ("Street G") and four parcels of land currently known as 671, 673, 675 and 679 Warden Avenue. The new "Street G" will provide street frontage along the southern limit of the property at 673 Warden Avenue which is the subject of the current application.

Comments:

Proposal

The applicant has submitted a zoning by-law amendment application and a site plan approval application to permit the development of the site, which is currently vacant, with a 1-storey free-standing TD Canada Trust branch bank of 465 square metres with a drive-through facility. The drive-through facility is proposed to be located on the southern portion of the site, which cannot be developed due to an existing municipal sewer easement. There is a distance of approximately 30.1 metres between the beginning of the stacking lane of the drive-through facility and the future residential development on the south side of the future "Street G".

The building entrance faces and is directly accessible from the sidewalk on Warden Avenue. Vehicular access is proposed to "Street G" on the south side of the property via a shared driveway access with the adjacent property at 675 Warden Avenue. The applicant's submitted site plan (Attachment 1) illustrates the proposed layout of the site. Additional project information is provided in the Application Data Sheet (Attachment 7).

Site Description

The site is located on the east side of Warden Avenue, approximately midway between St. Clair Avenue East and Danforth Road. The property has frontages of approximately 69 metres on Warden Avenue and 38 metres on "Street G", and a lot area of approximately 0.27 hectares (0.68 acres). A City municipal sewer easement is located on the south portion of the site in the area of the proposed drive-through facility.

Stafford Homes owns the subject site at 673 Warden Avenue, the historic Bell Estate at 679 Warden Avenue, and the former Beckers Dairy at 671 Warden Avenue which is currently being demolished. Zoning By-law No. 153-2006, enacted on February 2, 2006, and now in effect, permits residential development at 671 Warden Avenue to the south in a variety of housing forms (with up to approximately 180 units depending on the final built form of the housing), and an expansion of the stormwater management pond to be constructed at 350 Danforth Road (Attachment 3). The most recent draft plan of subdivision for 671 Warden Avenue proposes 115 residential units including several types of townhouses and two single-detached dwellings.

The vacant lands at 675 Warden Avenue immediately to the east of the subject site are owned by the Ina Grafton Gage Home, and staff are processing Site Plan Approval Application 04 166027 ESC 35 SA for a 4-storey, 128-bed long term care facility.

An apartment building, townhouses, and Firvalley Park are located on the west side of Warden Avenue. There are existing industrial uses to the north of the site, including Advantage Self-Storage at 681 Warden Avenue, and Sealy Mattress at 683-685 Warden Avenue.

Official Plan

Warden Woods Community Secondary Plan (OPA 1145)

City Council adopted Official Plan Amendment No. 1145 to the Scarborough Official Plan, the Warden Woods Community Secondary Plan, on October 28, 2005. Seven appeals of OPA No. 1145 were filed. The appeals by Stafford Homes Ltd. and by Mattamy (Warden) Limited have been withdrawn, and the Secondary Plan is in effect for the lands at 671 Warden Avenue and at 725 Warden Avenue. A prehearing conference on the remaining appeals of OPA No. 1145 and the associated Zoning By-law Nos. 950-2005 and 951-2005 is scheduled to begin on June 28, 2006.

OPA No. 1145 removes the subject site from the Oakridge Employment District Secondary Plan and designates all of the lands between 673 and 679 Warden Avenue as Mixed Use Areas on Map 1 (Attachment 4). Warden Woods is intended to include diverse land uses to accommodate a variety of services and economic opportunities for its residents and contribute to the vibrancy of the community. The Mixed Use Areas designation permits a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in Mixed Use Areas is to promote economic health and employment opportunities for local residents, reduce automobile dependency and take advantage of nearby transit services. The proposed financial institution would be permitted in the Mixed Use Areas designation, and will be a positive commercial addition to the new Warden Woods Community.

The Warden Woods Community Secondary Plan also addresses linkages and connections including connections to arterial roads, linkages between neighbourhoods within Warden Woods, and to natural and open spaces, and pedestrian and bicycle routes, which are illustrated on Map 2 (Attachment 5). The connection objectives include, amongst others, a street connection to Warden Avenue opposite Firvalley Park leading to the Bell Estate (the future "Street G"). The potential connections are also outlined in the Urban Design Guidelines appended to the Secondary Plan.

The Urban Design Guidelines encourage mid-rise mixed use buildings of 4-8 storeys along Warden Avenue and Danforth Road. Buildings should have high quality architectural design, grade-related entrances, and adequate fenestration to frame, define, and animate the street edge. The Guidelines recommend that buildings should occupy a minimum of 70% of the lot frontage when the lot frontage exceeds 30 metres. The Guidelines include a Warden Woods Conceptual Master Plan (Attachment 6), illustrating key physical components of the new community,

including street and block patterns, potential development, and park locations. The Conceptual Master Plan contemplates a mid-rise development on the subject site.

New Toronto Official Plan

The hearing on the new Official Plan is continuing at the Ontario Municipal Board. The Board has approved most of the Plan and it is anticipated that the approved portions will come into force in June 2006. The housing and Section 37 policies remain under appeal and will be adjudicated in September and October 2006. As well the hazard land policies for “Special Policy Areas” remain under appeal.

At its meeting of October 26-31, 2005, City Council directed the City Solicitor to request the Ontario Municipal Board to modify the new Toronto Official Plan to implement the new Warden Woods Community Secondary Plan as approved. When the Secondary Plan is approved this will have the effect of revising the land use designation for the subject site in the new Toronto Official Plan from “Employment Areas” to “Mixed Use Areas”.

The built form policies of the new Toronto Official Plan require new development to be located and organized to fit with its existing or planned context, and to frame and support adjacent streets to improve the safety, pedestrian interest and casual views from the development. On a corner site, development should be located along both adjacent street frontages and give prominence to the corner. Main building entrances are to be located so that they are clearly visible and directly accessible from the public sidewalk. New development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and surrounding properties and to improve the safety and attractiveness of adjacent streets, by means such as consolidated driveways. New development will be massed to fit harmoniously with its context by framing and defining the edge of adjacent streets.

Zoning

The subject property is zoned Industrial (M) in the Employment Districts Zoning By-law No. 24982. This zone permits a variety of uses within enclosed buildings including industrial uses, offices (excluding medical and dental), educational and training facility uses, day nurseries, and recreational uses, as well as places of worship as a sole use or in conjunction with a day nursery on sites abutting certain arterial roads including Warden Avenue. Financial institutions are not permitted in the M zone. By-law No. 24982 also permits drive-through facilities, which may be in combination with other uses such as a bank, within commercial and industrial zones subject to a minimum distance of 30 metres separating all points of the drive-through facility including stacking lanes from any lot within a zone permitting residential uses, and any other applicable development standards. A long term care facility is permitted by exception on the subject site and the abutting lands at 675 and 679 Warden Avenue.

City Council adopted Warden Woods Community Zoning By-law No. 950-2005 on October 28, 2005, which includes all of the lands in the new community, including the subject site, and maintains the existing zoning for 673 Warden Avenue. By-law No. 950-2005 is a “parent” zoning by-law, which provides the framework to which implementing zoning by-laws for the

various development applications are being added as they are enacted. Zoning By-law No. 950-2005 is currently partially under appeal, and is only in force and effect for the lands at 671 Warden Avenue and at 725 Warden Avenue.

Site Plan Control

The site is subject to site plan control pursuant to By-law No. 1047-2005, enacted by City Council on December 7, 2005, which designates all of the lands in the Warden Woods Community as being under site plan control, and exempting only single and semi-detached dwellings. The applicant has filed Site Plan Approval Application 06 136591 ESC 35 SA.

Tree Preservation

The tree inventory submitted with the application indicates that there are no existing trees on the site.

Reasons for the Application

A rezoning is required to permit a financial institution.

Issues to be Resolved

Creating an animated public realm by providing building edges along Warden Avenue is one of the key objectives of the Warden Woods Community Secondary Plan and Urban Design Guidelines. Since part of the site is already occupied by a municipal sewer easement, every effort should be made to ensure that the rest of the frontage is occupied by building face as much as possible. The proposal will be evaluated against the Urban Design Guidelines for the Warden Woods Community and the Urban Design Guidelines for Sites with Drive-Through Facilities.

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

Conclusions:

The application is being circulated for comments to the relevant departments and agencies. Staff should continue to process the application and schedule a community consultation meeting. A Final Report and a Statutory Public Meeting on the application should be targeted for early 2007. This target date assumes that the applicant provides all required information without delay.

Contact:

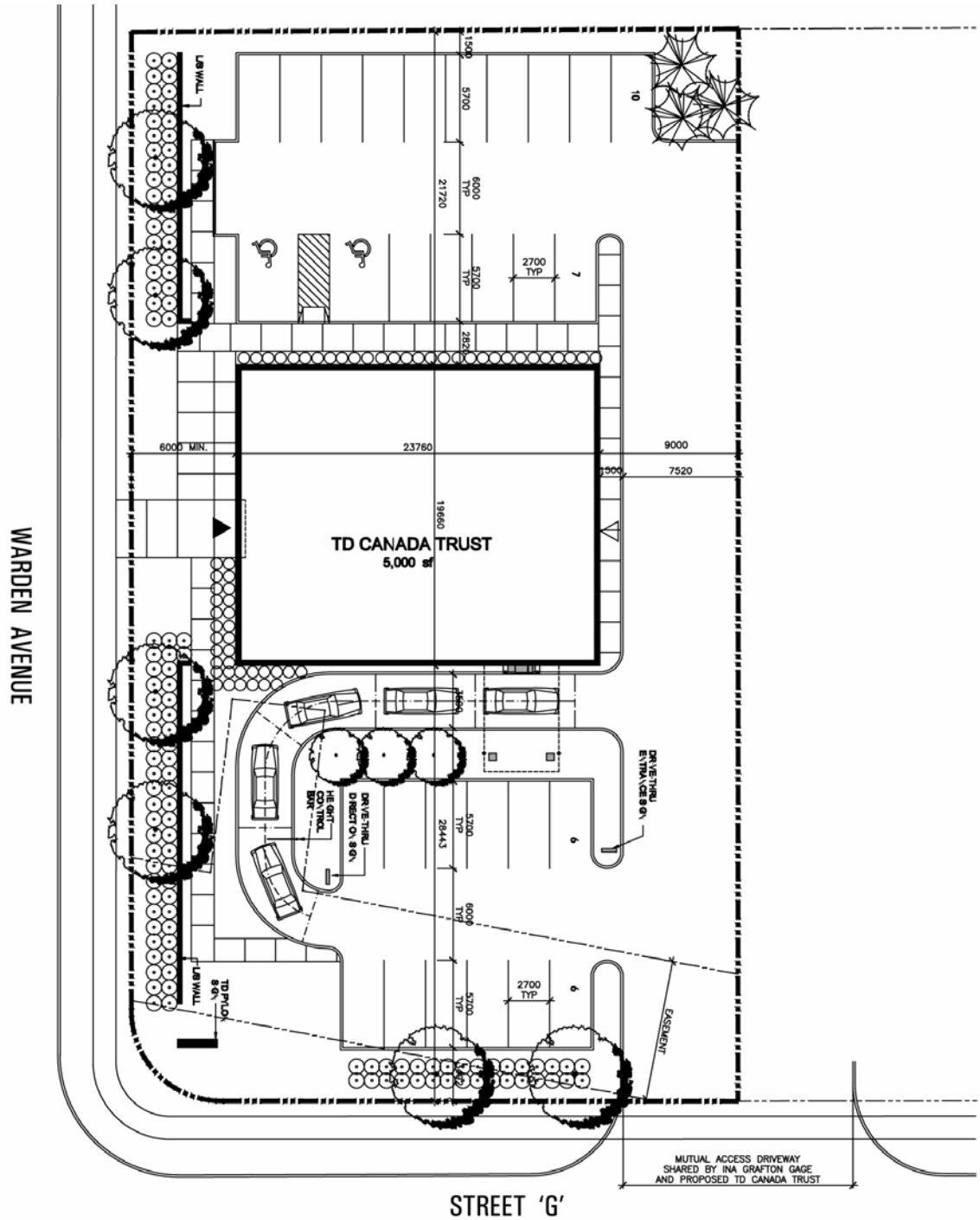
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Allen Appleby
Director, Community Planning, Scarborough District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan (Warden Woods Community Secondary Plan – Map 1)
Attachment 5: Official Plan (Warden Woods Community Secondary Plan – Map 2)
Attachment 6: Warden Woods Conceptual Master Plan
Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

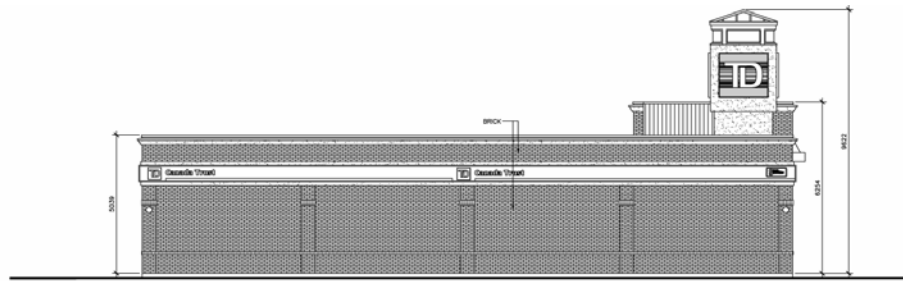
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05/26/06



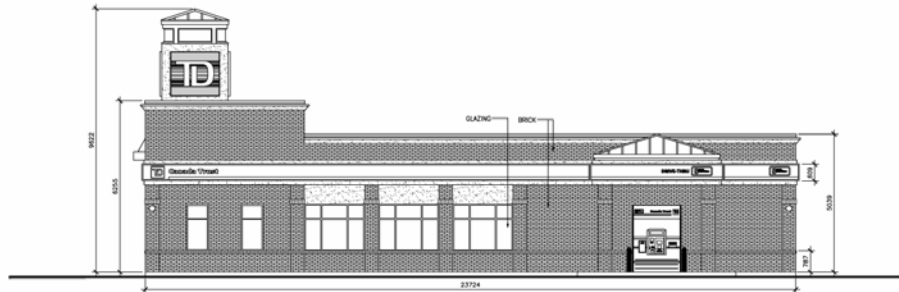
673 Warden Avenue

File # 06-136585 OZ

Attachment 2: Elevations



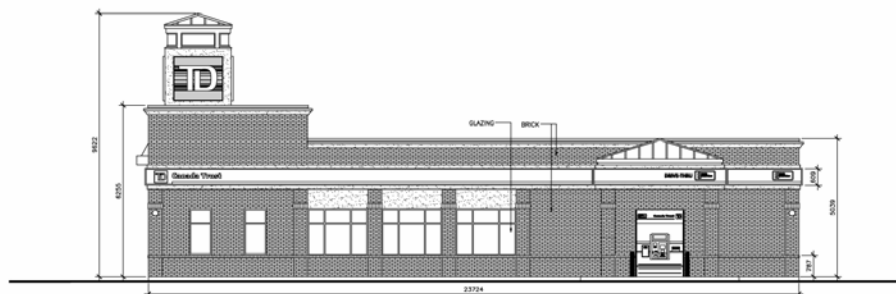
North Elevation



South Elevation



West Elevation



East Elevation

Elevations

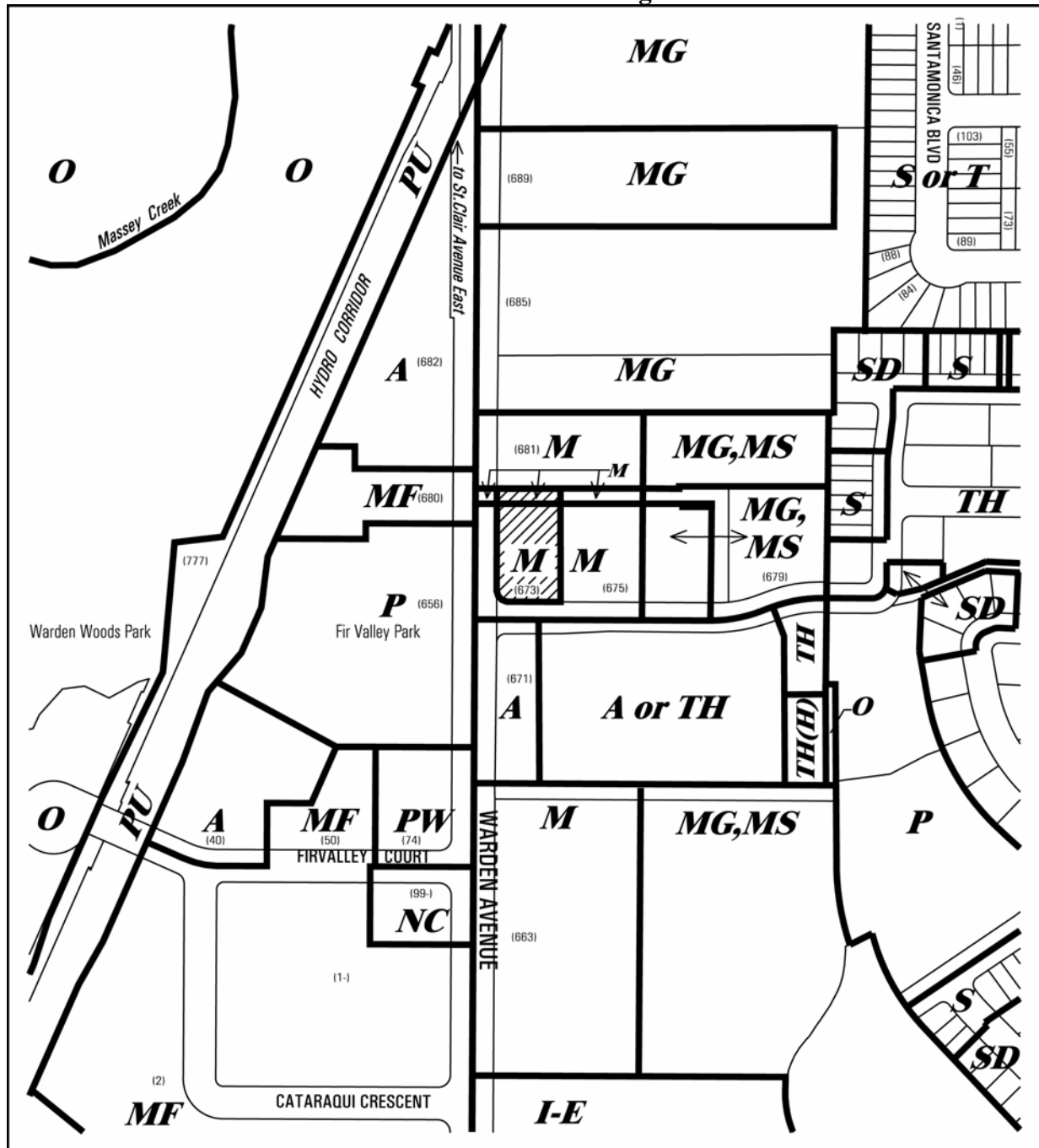
Applicant's Submitted Drawing

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673 Warden Avenue


File # 06-136585 OZ

Attachment 3: Zoning

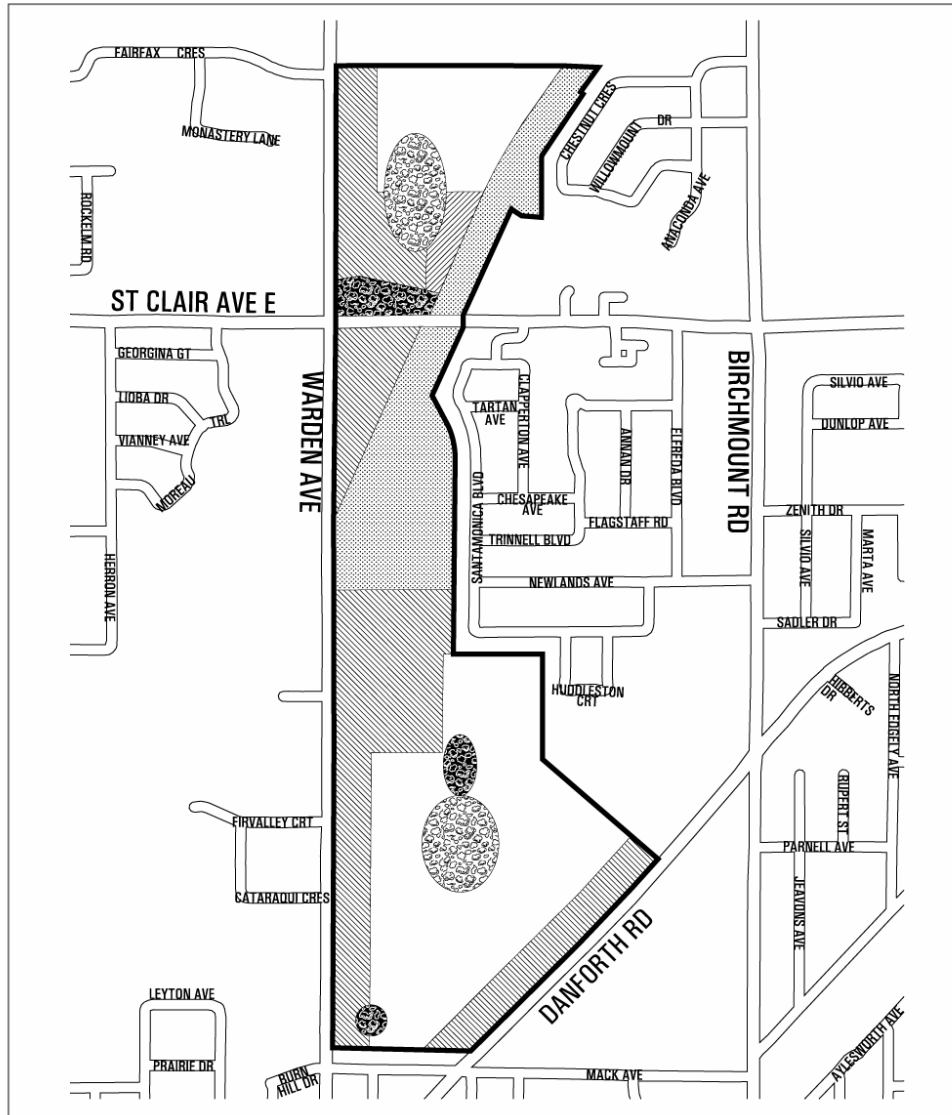
City Planning
Division

673 Warden Avenue

File # 06-136585 0Z

ST	Single-Family Residential	A	Apartment Residential	P	Park	Warden Woods, Oakridge Com./Emp. Bylaws
MF	Two-Family Residential	I-E	Institutional - Educational	O	Major Open Spaces (Oakridge)	Not to Scale
SD	Multiple-Family Residential	NC	Neighbourhood Commercial	O	Open Space (Warden Woods)	 06/23/06
TH	Semi-Detached Residential Zone	PU	Public Utilities	MG	Industrial Zone	
	Townhouse Residential Zone	PW	Place(s) of Worship	MS	General Industrial Zone	
		(H)	Holding Provision		Special Industrial Zone	

Attachment 4: Official Plan (Warden Woods Community Secondary Plan - Map 1)

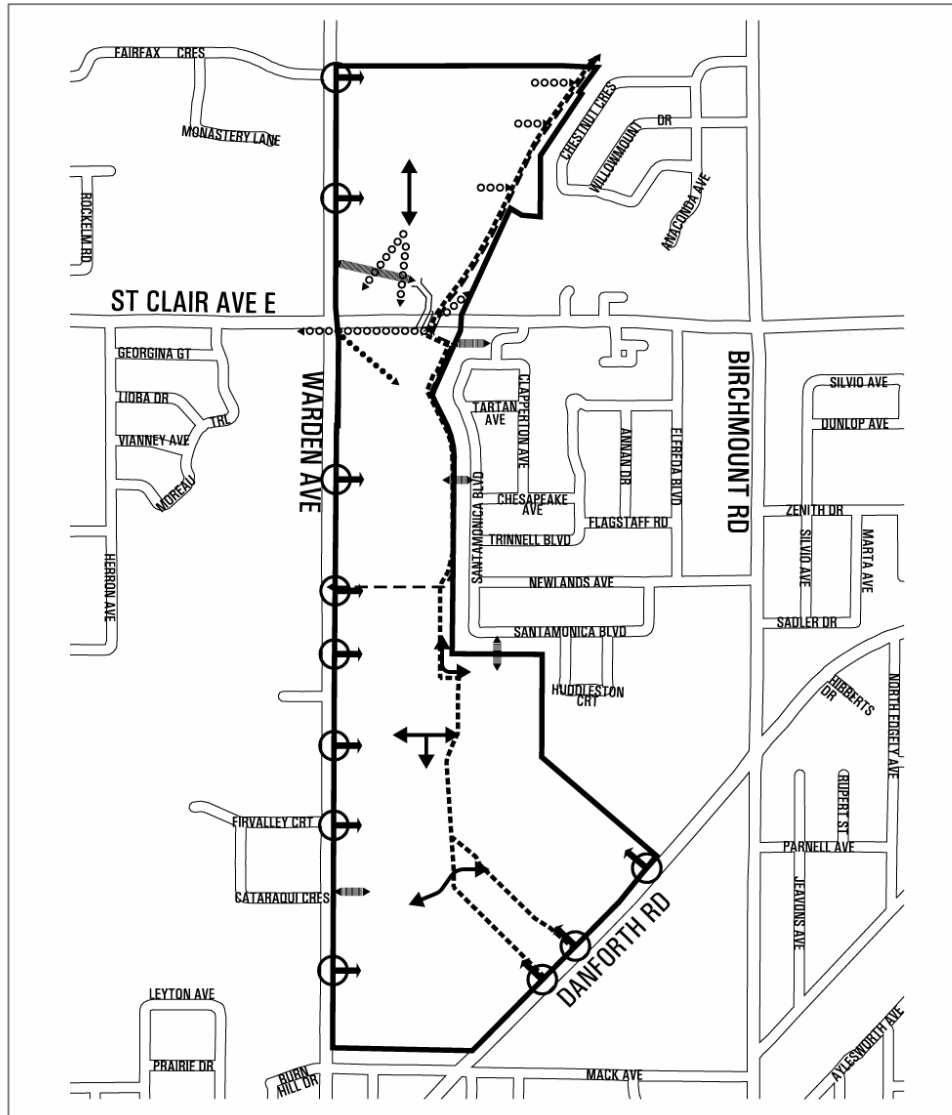


Warden Woods Community Secondary Plan
Map 1 Land Use

- | | |
|--------------------------|-------------------|
| Secondary Plan Boundary | Natural Areas |
| Neighbourhoods | Parks |
| Apartment Neighbourhoods | Utility Corridors |
| Mixed Use Areas | |

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Not to Scale
10/05/05

Attachment 5: Official Plan (Warden Woods Community Secondary Plan - Map 2)

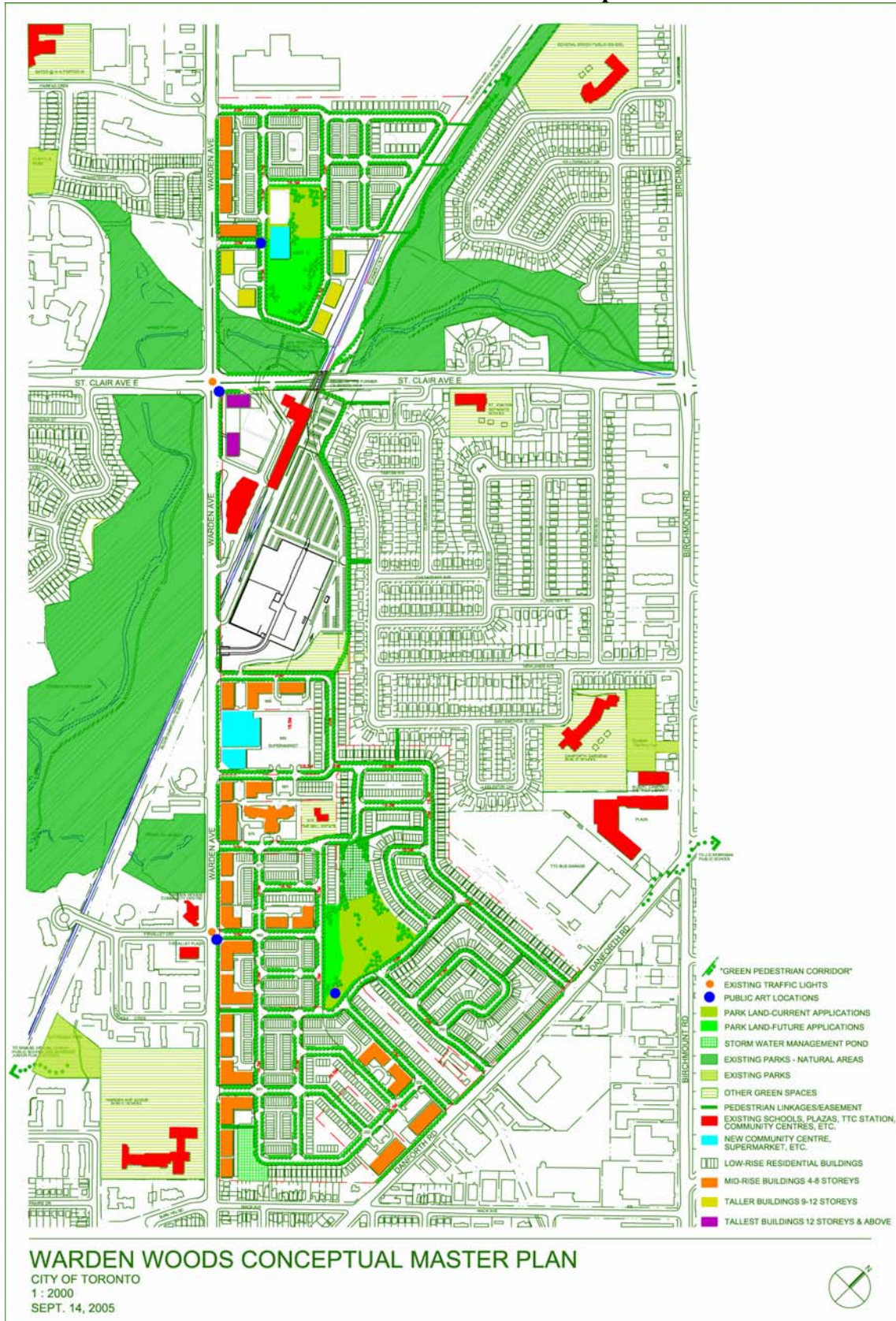


Warden Woods Secondary Plan
Map 2 Potential Linkages and Connections

- | | | | |
|-------------------------------|--------------------------------------|---------------------|-------------------------------|
| Secondary Plan Boundary | Linkage to Natural Area & Open Space | Pedestrian Corridor | Pedestrian Walkway Connection |
| Connections to Arterial Roads | Pedestrian Link | Bicycle Trail | Pedestrian Bridge |
| Key Linkages | | | |

Not to Scale
10/05/05

Attachment 6: Warden Woods Conceptual Master Plan



Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	06 136585 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	May 17, 2006

Municipal Address: 673 Warden Avenue
Location Description: CON B PT LOT 32 RP 66R21877 PARTS 2 3 5 8 44 AND 47 **GRID E3507
Project Description: proposed use Financial Institution

Applicant:	Agent:	Architect:	Owner:
STAFFORD HOMES LTD (THE GOLDMAN GROUP)		KOHN ARCHITECTS INC HARRY KOHN	STAFFORD HOMES LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas (under appeal)	Site Specific Provision:	
Zoning:	M-Industrial Zone	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	2760	Height:	Storeys:	1
Frontage (m):	0		Metres:	9.6
Depth (m):	0			
Total Ground Floor Area (sq. m):	465			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	29
Total Non-Residential GFA (sq. m):	465		Loading Docks	0
Total GFA (sq. m):	465			
Lot Coverage Ratio (%):	16.85			
Floor Space Index:	0.17			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade		Below Grade
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	465	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Ruth Lambe, Senior Planner
	TELEPHONE:	(416) 396-7037