

25 Fontenay Court – Zoning Application - Preliminary Report

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| Date: | October 16, 2007 |
| To: | Etobicoke York Community Council |
| From: | Director, Community Planning, Etobicoke York District |
| Wards: | Ward 4 – Etobicoke Centre |
| Reference Number: | File No: 07 248066 WET 04 OZ |

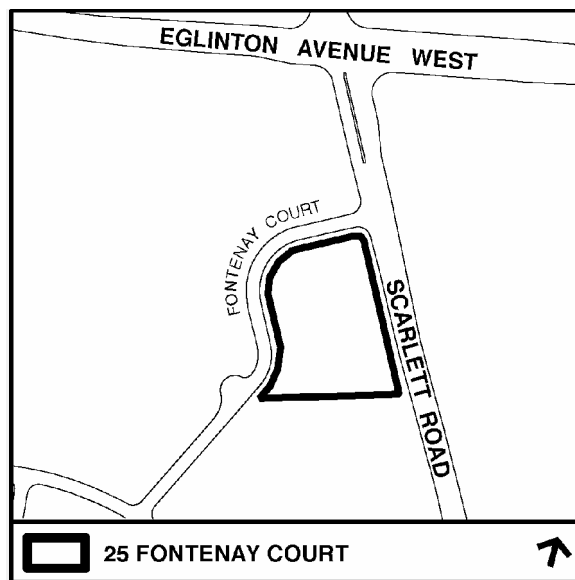
SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a rezoning to permit redevelopment of the existing Edenbridge Plaza at 25 Fontenay Court, with a mixed use condominium development comprised of two, 19-storey apartment buildings, linked at grade by a podium containing commercial space, amenity space and some residential units.

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.

This application has been circulated for comments to relevant departments and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act, to consider this application, is targeted for the second quarter of 2008, provided all required information is submitted in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends 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.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

There were pre-application consultations between the applicant and staff about submission requirements and applicable Official Plan and City policies

Proposal

This application proposes an amendment to the Etobicoke Zoning Code to permit the redevelopment of Edenbridge Plaza by constructing a mixed use condominium development containing a total of 239 residential units in two 19-storey apartment buildings linked by a three storey podium, with retail space on the ground floor; amenity space and some residential units on the second floor, along the Scarlett Road and part of the Fontenay Court frontages; and, residential units on the third floor. The density will be 4.25 times lot area. See attached application data sheet (Attachment No. 4).

Parking for 336 vehicles is to be provided underground and in covered areas. Visitor parking is to be shared by residential and commercial visitors. Access to visitor parking is to be from Scarlett Road and Fontenay Court at about the existing driveway locations. Residential parking access is also to be from those two driveways as well as an additional driveway further to the west on Fontenay Court.

Recently, an 18-storey apartment building was built and occupied across the road from this site at 38 Fontenay Court. That building was built on the site of existing rental apartment buildings on Fontenay Court. Its vehicular access is directly opposite one of the access driveways to this site.

Site and Surrounding Area

This site is 7 049 square metres in area and slopes downwards from its western frontage on Fontenay Court to its eastern frontage on Scarlett Road. The site contains an existing

older commercial plaza (Edenbridge Plaza) consisting of 1 770 square metres gross floor area of commercial building and 5 279 square metres in paved surface with 112 parking spaces. The commercial floor area consists of a 484 square metre supermarket; 986 square metres of service retail; and, 302 square metres of offices.

This site is on the eastern edge of the Scarlett Heights community and is bordered on three sides by apartment buildings of a similar vintage to the Edenbridge Plaza building. The exception is the new 18-storey condominium apartment building immediately to the north. To the northwest is the Scarlett Heights Park; to the west is an older 6-storey apartment building; to the south is another older 6-storey apartment building; and to the east is Scarlett Road and the Humber Valley ravine.

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

The Official Plan designates the site Apartment Neighbourhood. Apartment buildings and small scale retail, service and office uses serving local residents needs are permitted in this designation. Development criteria for Apartment Neighbourhoods guide the potential for infill development in Apartment Neighbourhoods and include considerations of context and fit.

Zoning

The former City of Etobicoke zoned this site Local Planned Commercial (CPL). That zoning permits a commercial plaza with a maximum lot coverage of 25% and a maximum height of 2 storeys, but does not permit any residential use, therefore an amendment is required for this proposal.

Site Plan Control

As yet, a site plan control application has not been submitted for this proposal.

Ravine Control

This application is not subject to the Ravine Control By-law.

Tree Preservation

There are no existing trees on this site.

Reasons for the Application

The present commercial zoning does not permit residential use therefore this proposal requires a zoning amendment.

COMMENTS**ISSUES TO BE RESOLVED****Built Form, Transition, and Site Plan**

Staff will evaluate this proposal in terms of appropriateness of scale, its compatibility and transition of built form with the adjacent apartment neighbourhood. The proposal will be evaluated in terms of compliance with applicable City built form and site planning policies including the Tall Buildings Guidelines. A shadow study and a wind study (yet to be submitted) will assist in determining the degree of shadow or wind impacts. The proposal will also be reviewed in terms of overall site safety employing crime prevention through environmental design principles.

Environmental

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

Transportation/Parking/Servicing

A Traffic Impact Study, submitted in support of this application will be reviewed to assist in determining the appropriateness of proposed access points, parking and the traffic circulation pattern.

A Functional Servicing Report will be reviewed to determine the adequacy of existing municipal infrastructure services. The City's Wet Weather Flow Guidelines will apply and the City will review the appropriateness of the proposed garbage pickup arrangement.

Section 37 Agreement

In consultation with the local Councillor and City staff, and with the assistance of the Community Facilities and Services Study submitted by the applicant, community benefits will be reviewed and should be secured in a Section 37 Agreement.

Retention of Commercial Uses

The existing commercial plaza functions as an important local amenity and service, especially to a significant proportion of the area population which is in the older age ranges. The review of this application will include consideration of the applicant's proposal to include a commercial component.

Additional Issues

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

CONTACT

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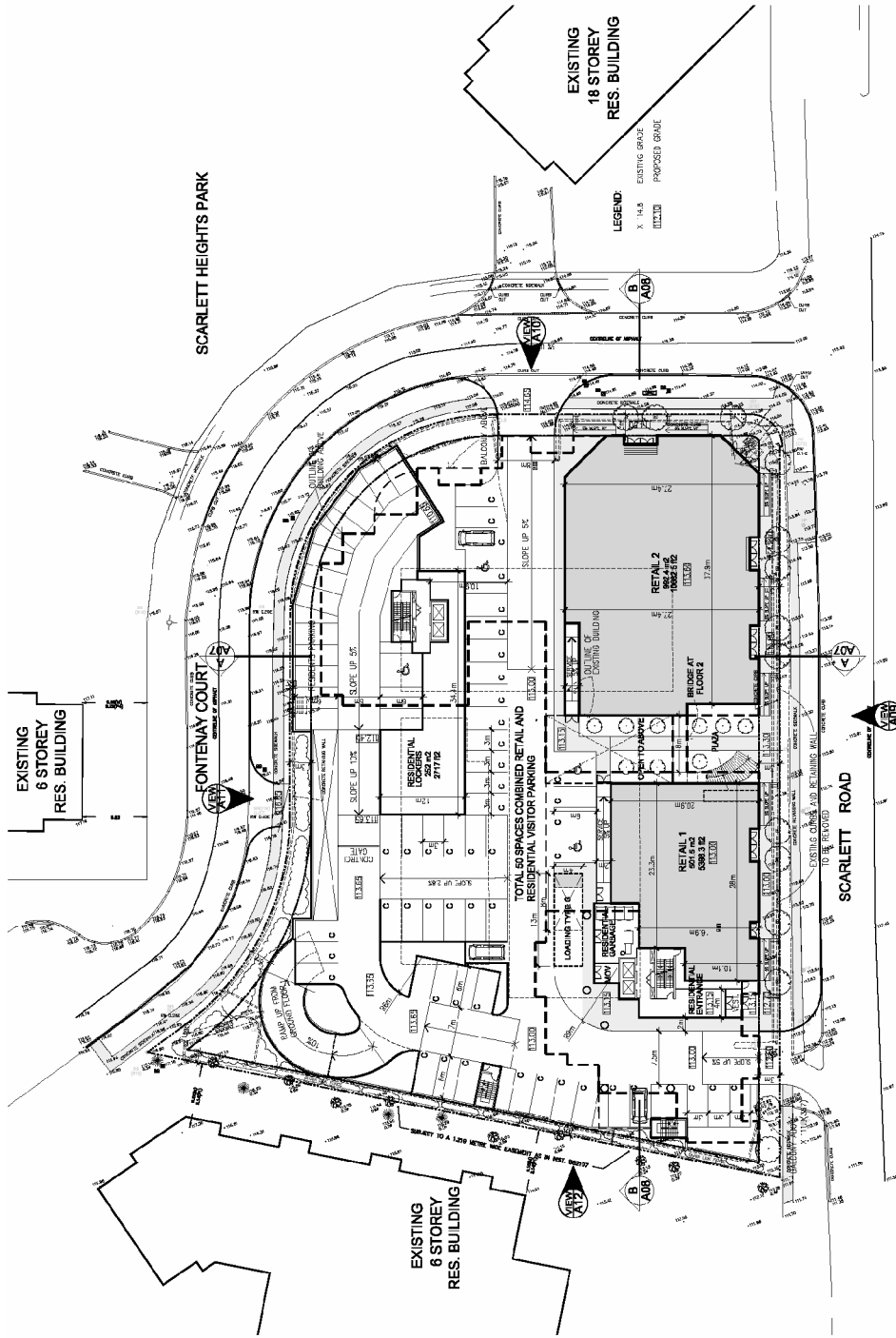
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations [as provided by applicant]
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



25 Fontenay Court

File # 07_248066

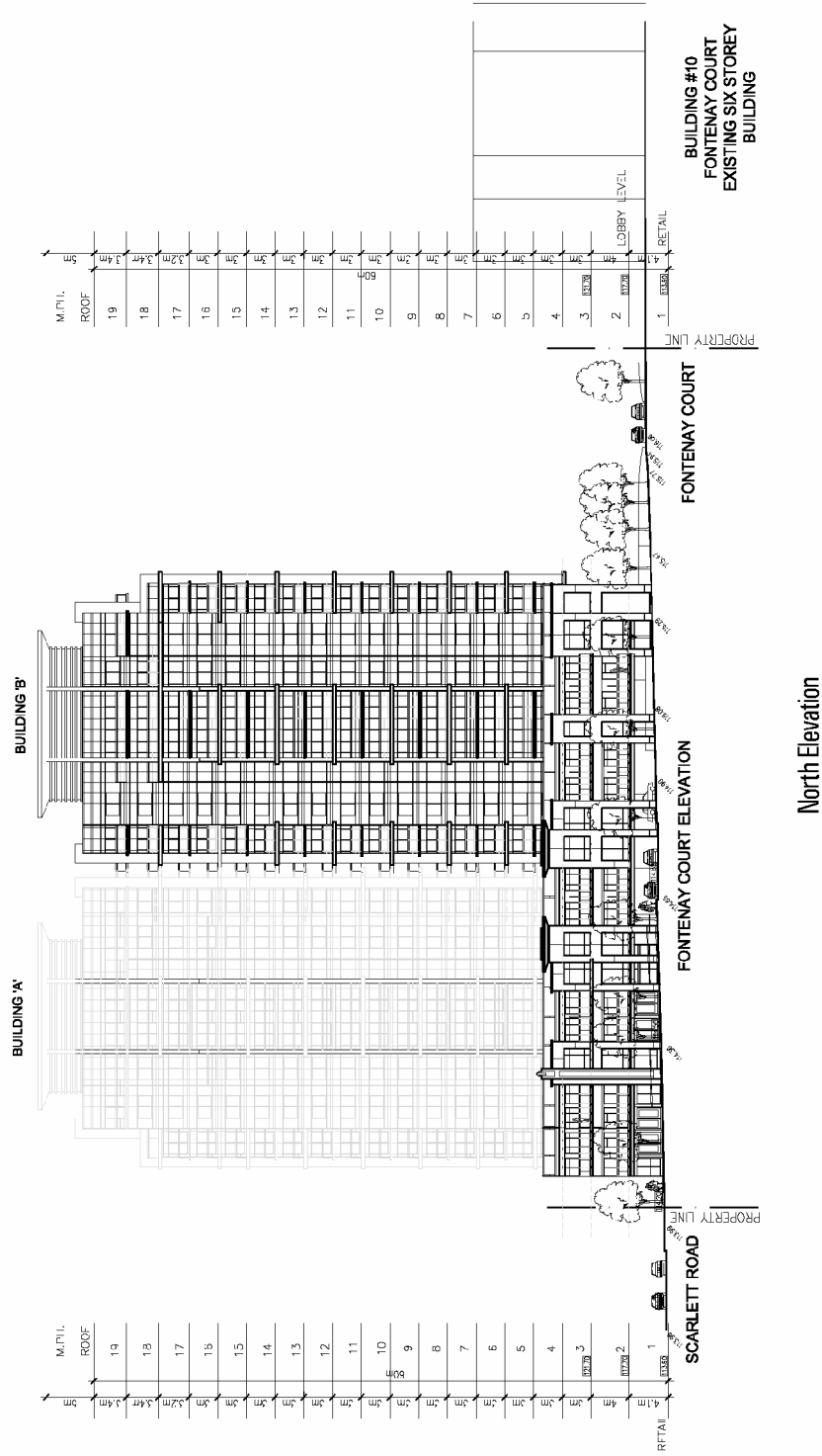
Site Plan

Applicant's Submitted Drawing

Not to Scale
10/04/07



Attachment 2: Elevations



25 Fontenay Court

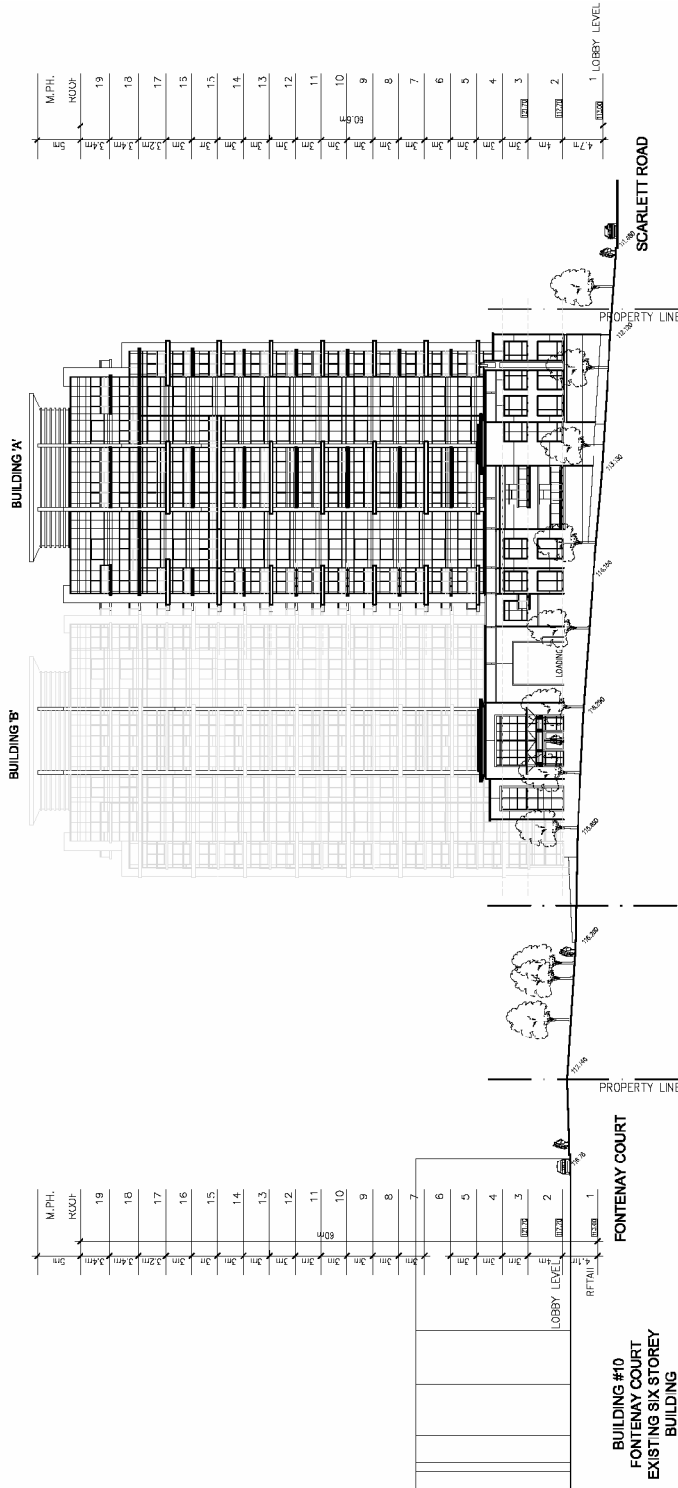
Elevations

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10/04/07

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Attachment 2: Elevations



South Elevation

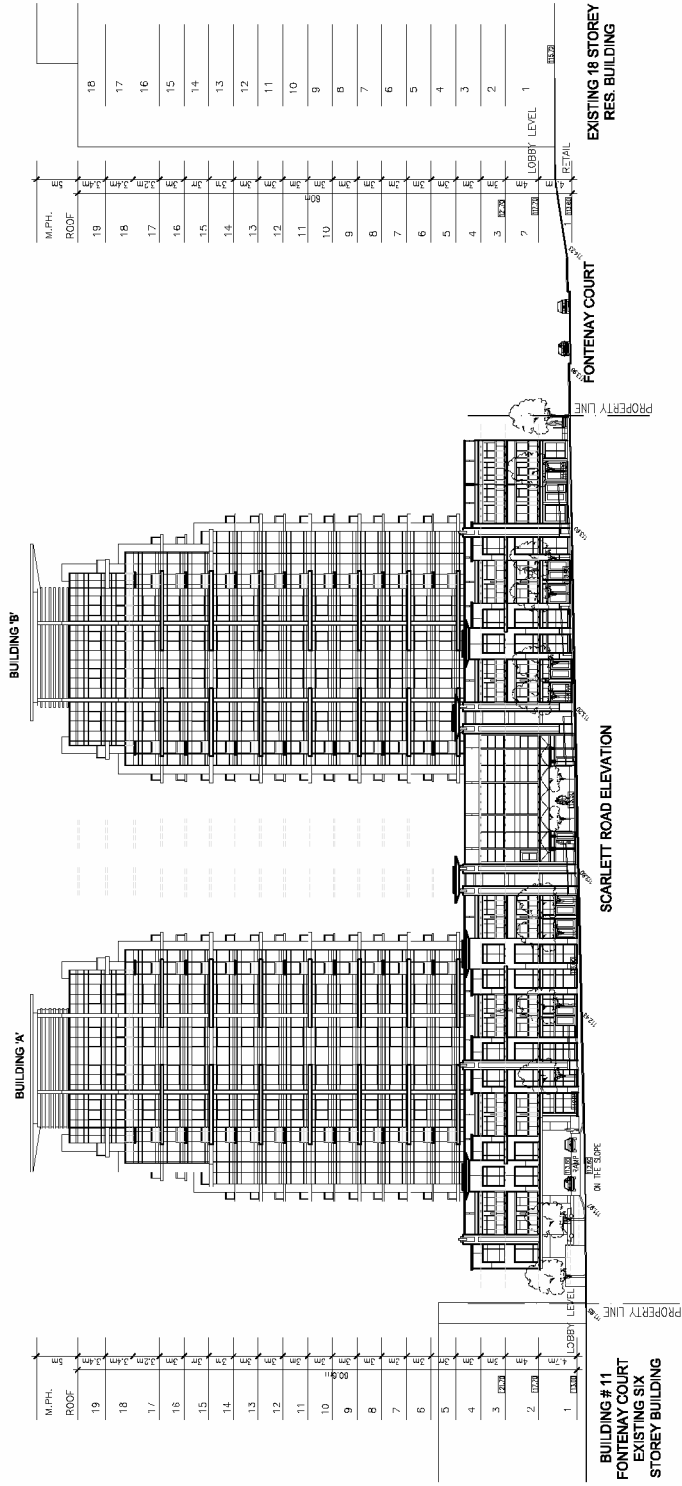
25 Fontenay Court

Elevations
Applicant's Submitted Drawing

File # 07_248066

Not to Scale
100/4/07

Attachment 2: Elevations



East Elevation

25 Fontenay Court

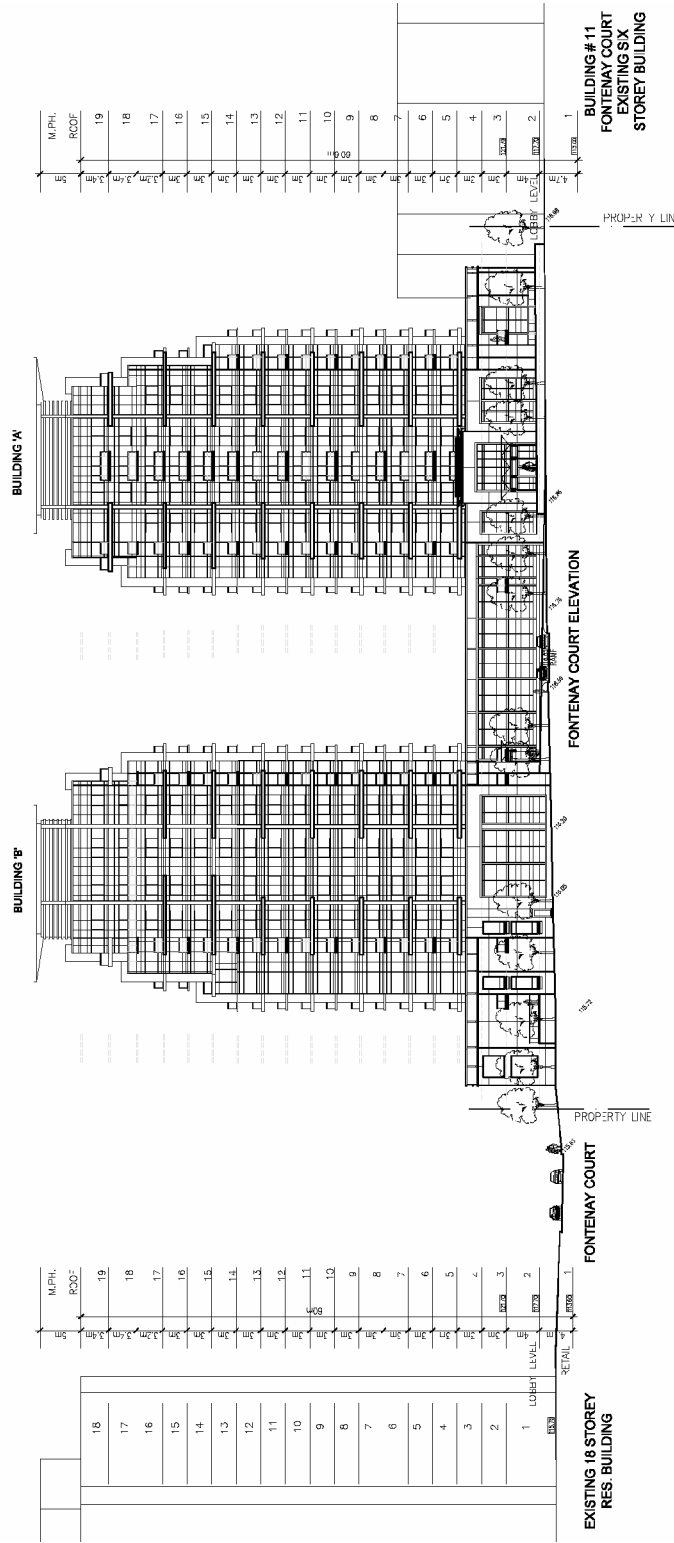
Elevations

Applicant's Submitted Drawing

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10/04/07

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Attachment 2: Elevations



West Elevation

25 Fontenay Court

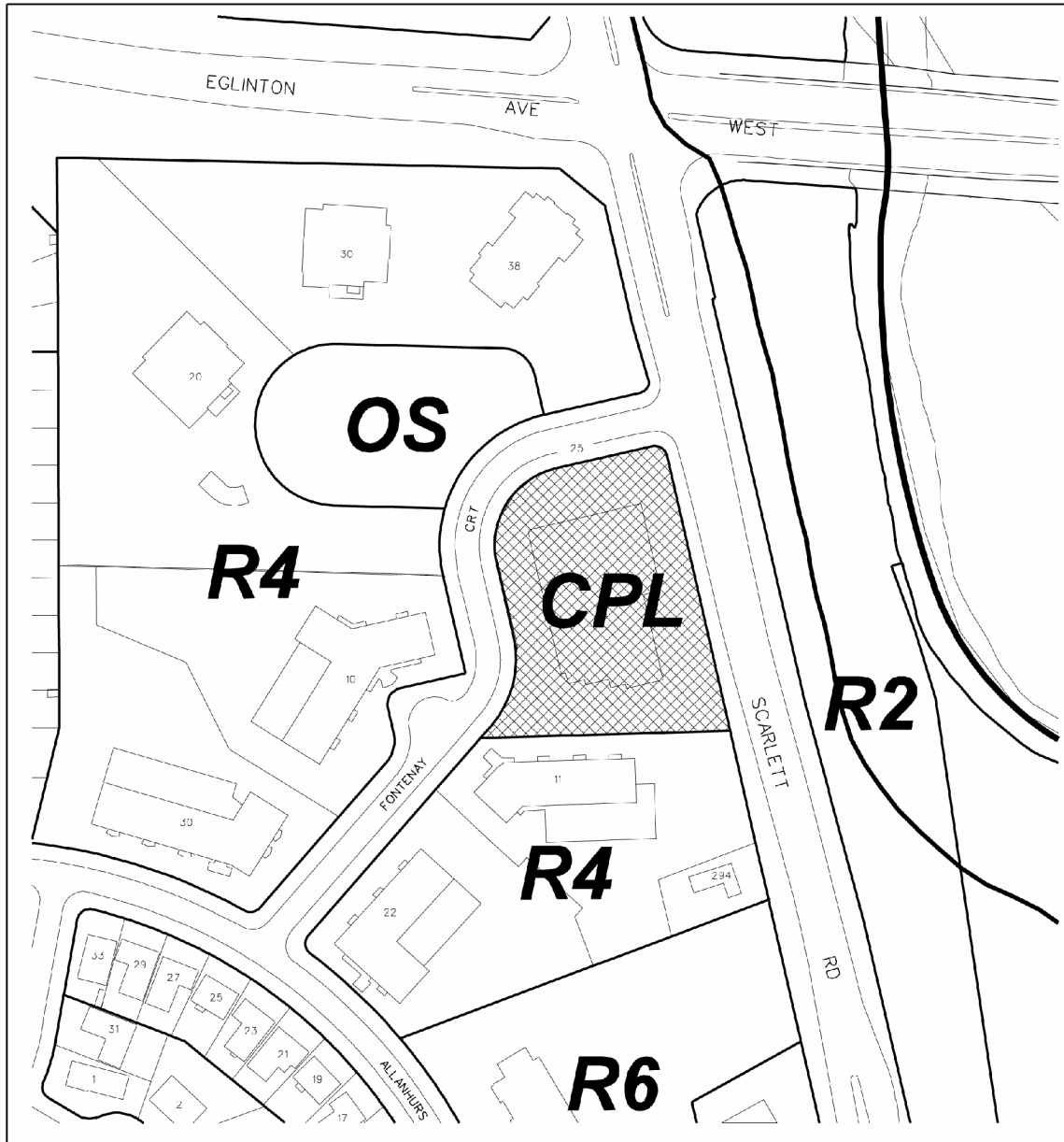
Elevations

Applicant's Submitted Drawing

Not to Scale
100/407

File # 07_248066

Attachment 3: Zoning



TORONTO Urban
Development Services
Zoning

25 Fontenay Court

File # 07_248066

R2 Residential Second Density
R4 Residential Fourth Density
R6 Residential Sixth Density

OS Public Open Space
CPL Commercial Planned Local



Not to Scale
Zoning By-law 11,737 as amended
Extracted 10/03/07 - RZ

