

**Preliminary Report
Zoning and Draft Plan of Subdivision Applications
Staines Road, South of Steeles Avenue**

Date:	December 20, 2006
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42–Scarborough Rouge-River
Reference Number:	06 180719 ESC 42 OZ, 06 180725 ESC 42 SB

SUMMARY

Applications have been submitted for rezoning and draft plan of subdivision approval for a residential subdivision of 86 dwelling units.

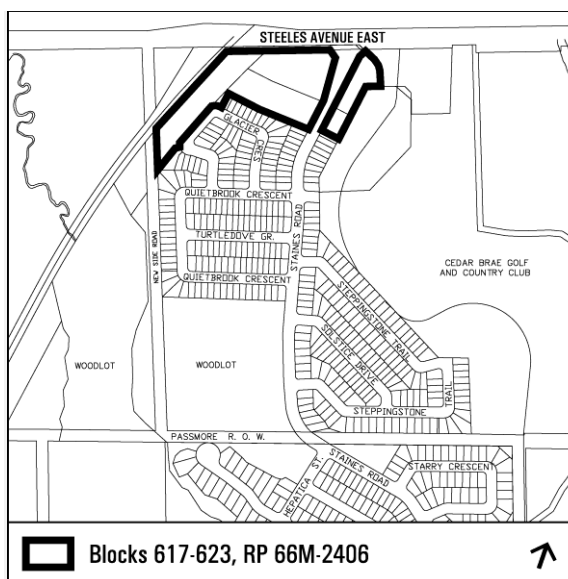
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A Community Information Meeting will be scheduled for the first quarter of 2007 and, subject to the resolution of all issues, a statutory Public Meeting will be targeted for the second quarter of 2007. The target dates assume that the 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 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.

FINANCIAL IMPACT

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

DECISION HISTORY

The lands are one of the remaining undeveloped parcels within the Morningside Heights community. They were previously given draft plan approval and were registered in 2003 as plan 66M-2406.

The western part of the property, abutting the CPR line, is designated as a Buffer Reserve and is zoned for single, semi-detached and street townhouse development. It is subject to a Holding Provision (H), primarily to protect a potential alignment of the Morningside Avenue extension. The Environmental Assessment of the future road which was completed late in 2005 determined that the potential alignment within the Buffer Reserve no longer needed to be protected.

ISSUE BACKGROUND

Proposal

The new proposal is for 86 residential units, of which 71 are street townhouses. Thirteen detached dwellings would front onto Glacier Crescent and 2 on the east side of Staines Road. These latter 2 units are part of the subdivision plan but not the rezoning application.

The single lots would range in frontage from approximately 8.59 metres to 9.75 metres (28 feet to 32 feet), measured at the front building line. Lots containing servicing easements and those on Staines Road would have frontages of between 11 metres and 13.6 metres (36 feet and 45 feet).

The street townhouse lots would have a minimum frontage of 6.1 metres. The townhouses fronting on the north section of Staines Road, which already has a 0.3 metre reserve on both sides, would have garages accessed by driveways either from a local street or from a public lane.

The plan shows a road widening for Steeles Avenue west of Staines Road, for a future underpass of the road below the CPR. The proposed lane east of Staines Road would provide alternative access to both the golf club and to an existing private dwelling close to Steeles Avenue.

Site and Surrounding Area

The site is 3.3 hectares (8.2 acres) in size. The site is generally level, with its lowest section being in the centre of the site and drained by a minor south-flowing watercourse. Tree cover is limited to a conifer plantation along the CPR line.

The property is presently occupied by a sales office for new homes.

The property is bisected by Staines Road and bounded on the north by Steeles Avenue. The land to the north of Steeles Avenue, in the Town of Markham, is agricultural. To the south is existing residential development, on Glacier Crescent and Staines Road. The CPR line is to the west and the tennis courts and clubhouse parking lot of the Cedarbrae Golf and Country Club are to the east. There is a dwelling to the north of the parking lot.

Official Plan

The site is designated Neighbourhoods, providing for lower scale residential uses such as detached and semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed apartments that are four storeys and less.

The site is within the Morningside Heights Secondary Plan. The part of the site adjacent to the CPR line, to a maximum width of 56 metres, is designated Buffer Reserve. The designation applies to developable tableland and provides an area within which suitable mitigation measures are to be provided between the railway and industrial uses to the west and the residential uses within Morningside Heights to the east. Detailed studies of noise, dust, odours and other potential environmental impacts are required in order to achieve a compatible transition of land uses.

The Buffer Reserve also provides a potential alignment for the future extension of Morningside Avenue north to Steeles Avenue.

If the Buffer Reserve lands are not required for the Morningside Avenue extension, and not for buffer purposes, then the lands will be considered surplus and may be developed in accordance with the adjacent land use designations without amendment to the Official Plan.

A site specific policy requires provision for the widening and reconstruction of Steeles Avenue in accordance with the Environmental Assessment. A second site specific policy requires that development adjacent to the Buffer Reserve provide adequate separation and mitigation, and ability to make road connections, should the alignment be selected for the Morningside Avenue extension.

Zoning

The existing zoning for the buffer reserve permits detached and semi-detached residential and street townhousing. The buffer reserve is also subject to a Holding (H) provision. The balance of the site is zoned for multiple family residential, except for two lots on the east side of Staines Road.

Site Plan Control

Except for the lots having frontage onto Glacier Crescent, the site is subject to site plan control. No site plan application has been submitted. The applicant is preparing preliminary site plans for representative townhouse lots, to assist staff in the review of the proposed subdivision and zoning, but would prefer not to finalize a site plan application prior to a builder being selected. The submission of a site plan application will be made a condition of draft plan approval, as has been done previously with other applications in Morningside Heights.

Reasons for the Application

The owner wishes to have the Holding (H) provision of the zoning by-law removed, to enable development of the lands within the Buffer Reserve, now that the Environmental Assessment for the Morningside Avenue extension has eliminated the need to preserve an alignment through the buffer reserve. The owner also wishes to develop the majority of the units as freehold street townhouses, rather than as condominium units.

COMMENTS

Issues to be Resolved

The applicant is proposing a revised street and block pattern. This will be reviewed in detail by staff of Technical and Transportation Services. The applicant has indicated that the planned house designs may not be in compliance with the new minimum regulations for driveway width and front yard landscaped areas. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

David Beasley, Principal Planner
Ph: (416) 396-7026
Fax: (416) 396-4265
Email: dbeasle@toronto.ca

SIGNATURE

Allen Appleby
Director, Community Planning, Scarborough District

ATTACHMENTS

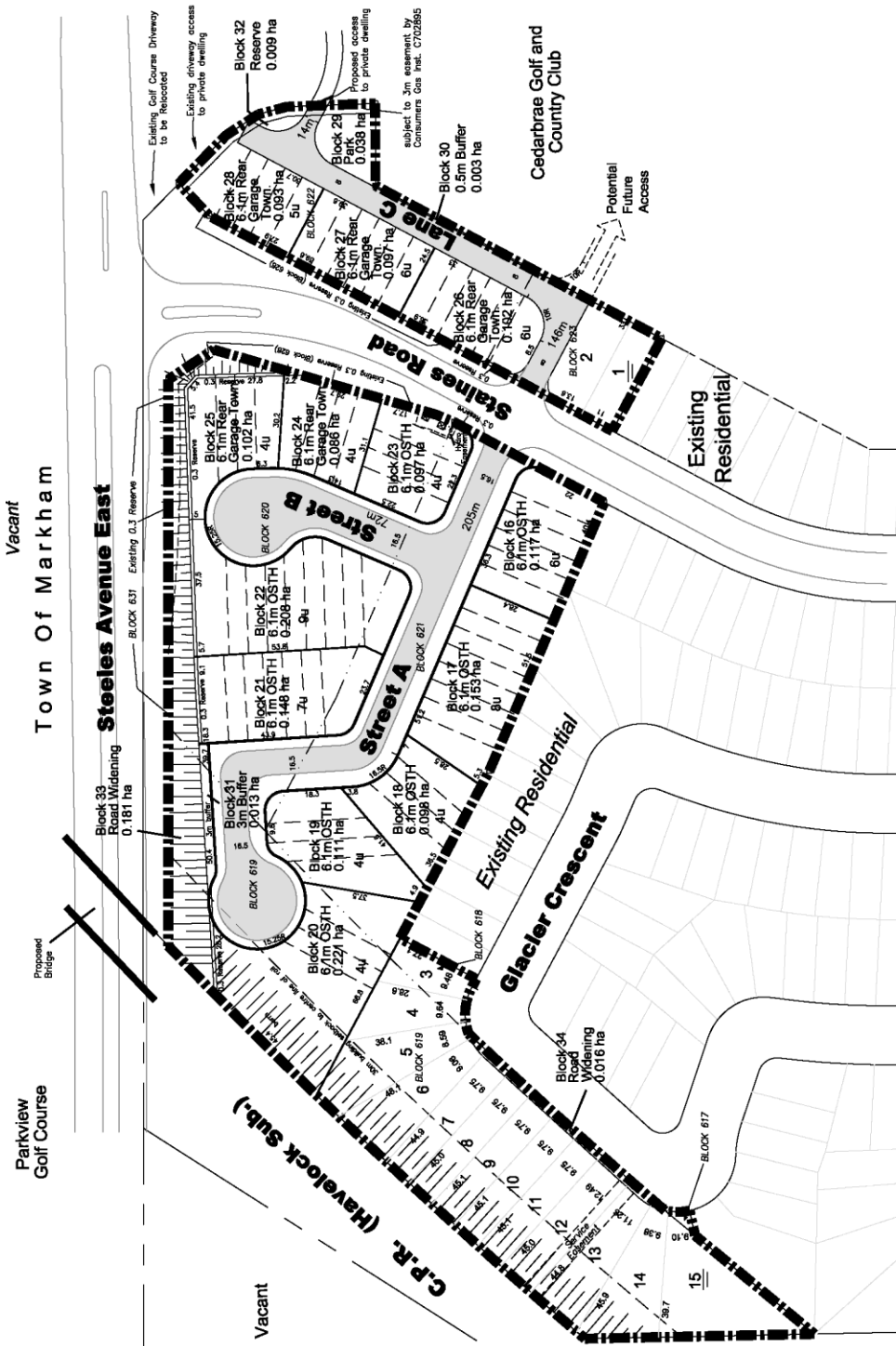
Attachment 1: Subdivision Plan

Attachment 2: Official Plan

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Subdivision Plan



Steeles Avenue at Steeles Avenue East

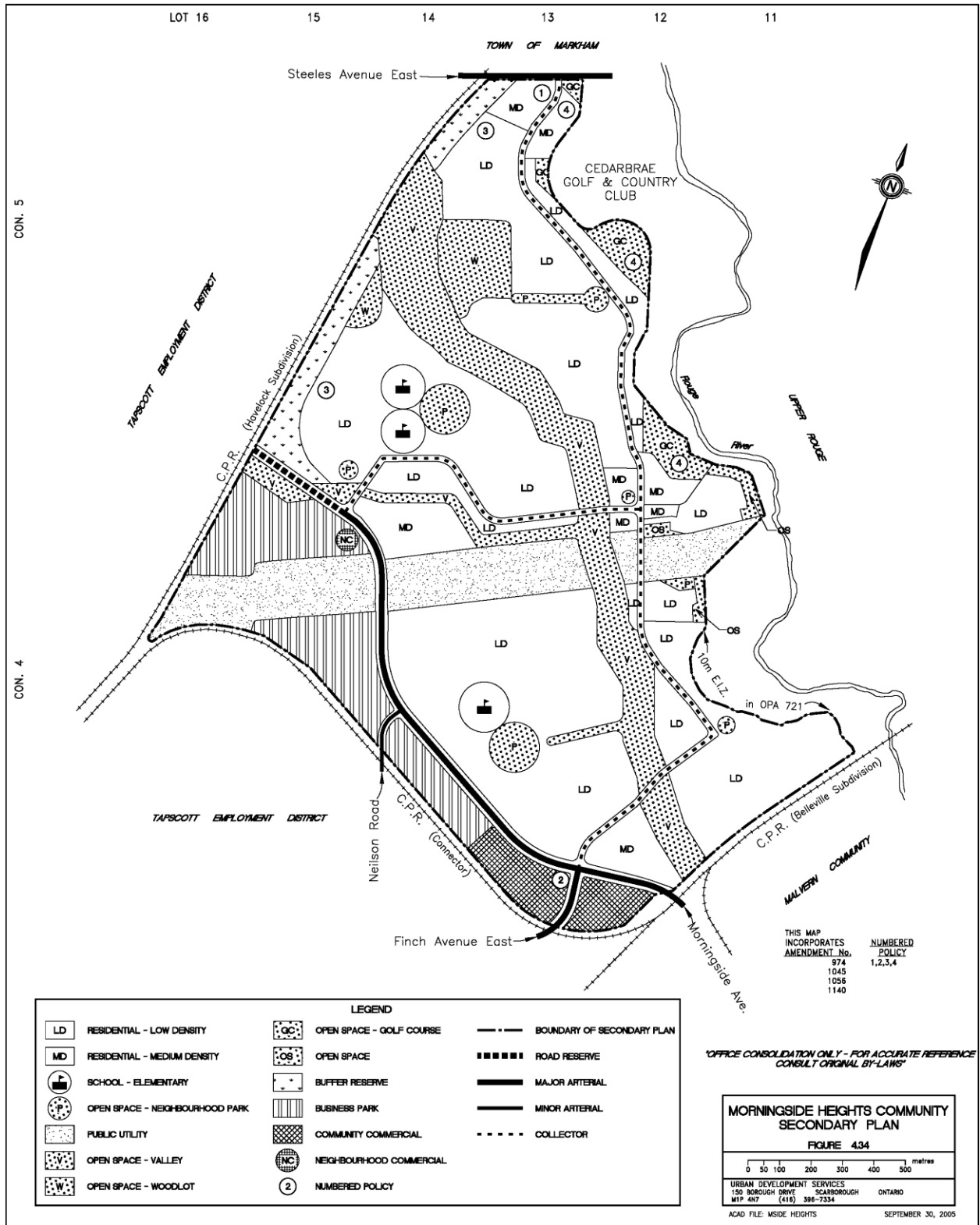
Subdivision Plan
Applicant's Submitted Drawing

File # 06-180719 OZ, 06-180725_SB

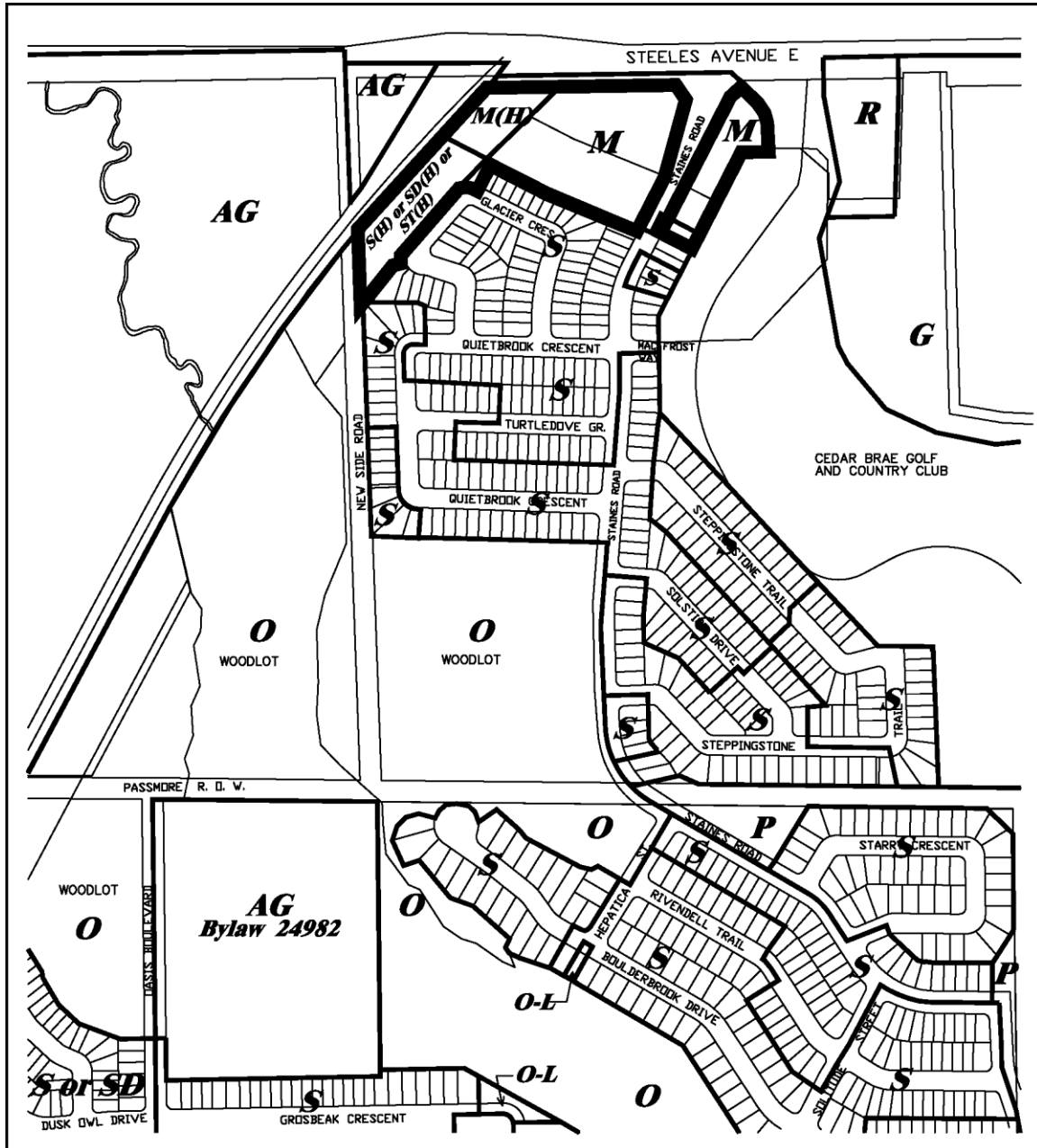
Not to Scale
11/8/06

Attachment 2: Official Plan

MORNINGSIDE HEIGHTS COMMUNITY SECONDARY PLAN



Attachment 3: Zoning



Toronto City Planning
Division
Zoning

Staines Avenue at Steeles Avenue

File # 06-180719 OZ, 06-180725 SB

S Single-Family Residential
SD Semi-Detached Residential
ST Street Townhouse Residential
M Multiple Family Residential
AG Agricultural

R Rural Residential
O Open Space
O-L Open Space-Linkage
P Park
G Golf Course
(H) Holding

Morningside Heights Community Bylaw
Not to Scale
11/7/06



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	06 180719 ESC 42 OZ
Details	Rezoning, Standard	Application Date:	October 2, 2006

Municipal Address:	0 STAINES RD W/S, TORONTO ON
Location Description:	PLAN 66M2406 BLK 620 **GRID E4202
Project Description:	86 residential units. Rezoning plus removal of Holding zone from part of the site.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods, Buffer Reserve	Site Specific Provision:
Zoning:	S(H), SD(H), ST(H), M(H), M	Historical Status:
Height Limit (m):		Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	33320	Height:	Storeys:	2
Frontage (m):	0		Metres:	12.5
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	172
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	0			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	86

FLOOR AREA BREAKDOWN (upon project completion)

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

CONTACT:	PLANNER NAME:	David Beasley, Principal Planner
	TELEPHONE:	(416) 396-7026