

**Southeast corner of Corporate Drive & Consilium Place -
Official Plan & Zoning Application - Preliminary Report**

Date:	August 24, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 38 – Scarborough Centre
Reference Number:	File No. 07 241529 ESC 38 OZ

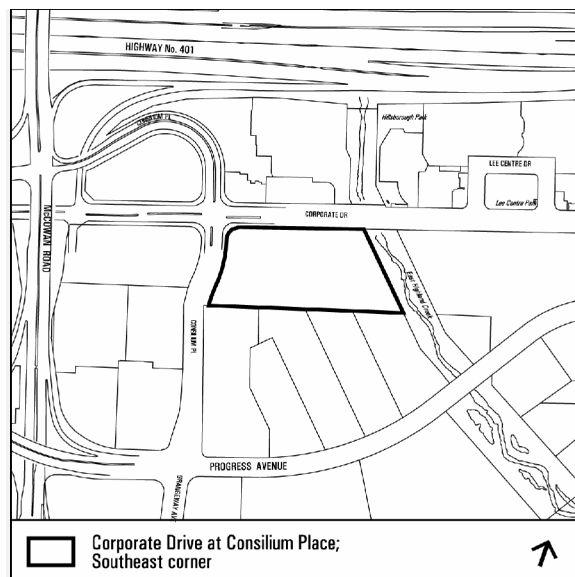
SUMMARY

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 mixed use development consisting of four residential buildings, ranging in height from 36 to 40 storeys. The buildings would be connected by a 2 to 4-storey podium containing townhouse units, commercial and residential amenity space. A publicly accessible linear park is also proposed along East Highland Creek.

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.

The application should proceed through the planning review process including the scheduling of a community consultation meeting upon receipt of revised site plans to substantially address the planning issues noted in this report. A final report would be prepared and a public meeting would be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor upon receipt of revised site plans to substantially address the planning issues noted in this report.
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

Proposal

The proposal is to permit a mixed use development on lands within the Scarborough Centre. The proposal consists of four residential condominium buildings, connected by a 2 to 4-storey podium that incorporates townhouse units, at-grade commercial and residential amenity space. The townhouse units and a portion of the proposed indoor amenity space would be located along the Corporate Drive street edge and along the East Highland Creek. Commercial and indoor amenity space would be located along Consilium Place. Additional indoor amenity space is proposed within a 3-storey podium building, located at the interior of the site. This 3-storey podium also contains three levels of vehicle parking and an outdoor (roof-top) amenity area.

As shown on Attachment Nos. 1 & 2, the four buildings are arranged to frame the street edges and the creek, and are situated at the four corners of the site. The four tower elements are arranged around an internal driveway system, courtyard and amenity facilities. The tallest buildings (40 storeys) are located on Corporate Drive. Two 36-storey buildings are located along Consilium Place and adjacent to East Highland Creek. A total of 1,513 residential condominium units are proposed, of which 908 units are one bedroom units, and 605 units are two bedroom units. A gross floor area of 121 176 m² (397,559 ft²) is proposed for the site, representing a gross floor area of 5.13 times the lot area. A total of 3 026 m² (9,928 ft²) of indoor amenity space and 3 050 m² (10,006ft²) of outdoor amenity space is proposed. Along the west perimeter East Highland Creek, a 0.4 hectare (1.0 acre), publicly accessible linear park is proposed.

Two residential entrances are proposed: one located within the 2-storey podium linking the 40-storey building fronting Consilium Place and the 36-storey building fronting Corporate Drive; and one to access the 36-storey building fronting East Highland Creek

and the 40-storey building fronting Corporate Drive (Attachment No. 1). The entrances are located directly across from one another, flanking either end of the landscaped courtyard.

Parking spaces would be provided within 2 levels of a below-grade parking structure and within three levels of a three-storey, above-grade parking structure. The above-grade structure is located behind proposed amenity space and therefore would not be visible from Corporate Drive. The structure would have a large landscaped deck on the third floor roof, serving as an outdoor amenity area for residents.

The applicant proposes an overall parking ratio of 1.1 spaces per residential unit, consisting of 1.0 parking space per unit for residents and 0.1 parking spaces per unit for visitors. A total vehicle parking space supply of 1,664 spaces would be provided. The applicant proposes that 850 m² (9,149ft²) of grade-related commercial would not have dedicated parking spaces on the basis that the commercial would be ancillary, serving the residents of the buildings. A total of 360 bicycle parking spaces would be provided, of which 40 would be for visitors.

Vehicle access to all four buildings would be provided via a two-way driveway from Corporate Drive. This driveway provides access to drop-off/pick-up areas of the residential entrances of the internal courtyard. This driveway also provides access to the below-grade and above-grade parking facility. A 6 metre (19.6 foot) driveway along the south boundary of the site provides a second access to the parking facility and serves as the access for the loading and servicing areas. The applicant proposes that this driveway could form one half of a future public road, if and when the site(s) to the south are redeveloped. Along this service driveway, a 2.5 metre (8 foot) sidewalk is proposed to provide a pedestrian route from Consilium Place to East Highland Creek. A continuous canopy would be provided over the sidewalk. The applicant proposes that together, the driveway, sidewalk and the three-storey, above-grade parking structure would provide a setback/buffer from the employment uses to the south.

Further project information and details are contained on the attached plans (Attachments No. 1 – 5) and on the Application Data Sheet (Attachment 10).

Site and Surrounding Area

The 2.36 hectare (5.83 acre) site is located on the southeast corner of Corporate Drive and Consilium Place. The site is currently developed with a parking lot that serves the three office buildings (Consilium) located to the west. A new parking lot, located immediately north of the applicant's Consilium office buildings is being proposed to replace the parking on the applicant's development site.

The following uses are located to the north, south, east and west:

North: Mixed-use, 23 & 32-storey residential buildings with commercial and office uses within a two-storey podium;

- South: Directly south are five, single storey industrial buildings that currently contain offices, wholesaling and manufacturing, a private education institution and a community service facility;
- East: Directly east of the site is the Markham Branch of East Highland Creek. Further east is a parking lot and a 4 and 5-storey office building (740 Corporate Drive); and
- West: A vacant parcel, also owned by Menkes and currently subject to a site plan application to permit a parking lot. South and west of the subject site are three, 17-storey office buildings.

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

Toronto Official Plan

In its decision of July 6, 2006 (and several subsequent decisions) respecting the new Toronto Official Plan, the Ontario Municipal Board approved the Official Plan in part. Attachment 5 of the July 6, 2006 decision identifies several Secondary Plan areas which are not in effect; including the Scarborough Centre Secondary Plan. Therefore, to date, the City Centre Secondary Plan of the former City of Scarborough Official Plan remains in effect and the policies of this Secondary Plan remain in force. The subject lands are designated "City Centre Uses" and a portion of the lands appear to be within the "Environmental Impact Zone" under the City Centre Secondary Plan. A range of residential, commercial, recreational and institutional uses are permitted.

The Toronto Official Plan (although not in effect as it applies to the Scarborough Centre) would designate the subject site as "Mixed Use Areas". The "Mixed Use Areas" designation would permit a range of residential, commercial and institutional uses. The policies of this land use designation include development criteria which direct that new development: create a balance of land uses with the potential to reduce auto dependency and meet the needs of the community; provide additional employment and housing in the Centre areas; locate/mass new buildings to provide a transition between areas of different

development intensity/scale; take advantage of nearby transit services; locate/mass new buildings to minimize shadow impacts; locate/mass new buildings to frame streets and parks with good proportion and maintain sunlight and comfortable wind conditions; have access to schools, parks, community centres, libraries and child care; provide good site access and circulation and an adequate supply of parking for residents and visitors; locate and screen service areas; provide indoor and outdoor amenity space and provide attractive pedestrian environments.

The subject site is adjacent to East Highland Creek which is designated “Natural Areas” on Map 19 (Land Use) of the Official Plan. The creek is also identified as “Natural Heritage” on Map 9 of the Plan. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have a high priority in City building decisions. All proposed development in or near the natural heritage system will be evaluated to assess the development’s impact on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for: terrestrial natural habitat features and functions including wetlands and wildlife habitat; known watercourse and hydrologic functions and features; significant physical features and land forms; riparian zones or buffer areas and functions; and vegetation communities and species of concern. Where the underlying land use designation provides for development in or near the natural heritage system, development will: recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and minimize adverse impacts and when possible, restore and enhance the natural heritage system. Areas within a floodplain may only be used for activities that retain the existing topography, protect, restore or improve existing natural features, do not result in unacceptable risks to life or property and minimize the need to mitigate and remediate floods, erosion and damage to the natural ecosystem.

Scarborough Centre

The Official Plan identifies the site as being within the Scarborough Centre; one of four designated Centres in the City of Toronto, as shown on the Urban Structure Map (Map 2). The Centres are generally described in the Official Plan as being “places with excellent transit accessibility where jobs, housing and services will be concentrated in dynamic mixed-use settings; provide good site access/circulation; provide adequate parking; screen service areas from adjacent streets and residential uses; and, provide indoor/outdoor recreation spaces.”

The Official Plan also contains policies related to height and/or density incentives. The policies permit zoning by-laws to be passed to permit more height and/or density than is otherwise permitted by the zoning by-law for the use, in return for the provision of community benefits to be set out in the zoning by-law.

Scarborough Centre Secondary Plan

At its meeting of December 7, 2005, City Council adopted OPA 1146, (Scarborough Centre Secondary Plan) to replace the existing Scarborough City Centre Secondary Plan. The subject site is located within the new Scarborough Centre Secondary Plan area and

would be designated “Mixed Use Areas” as provided for under the Toronto Official Plan. The East Highland Creek is designated as “Natural Areas”. One appeal of the Scarborough Centre Secondary Plan (as it applies to a specific site in the Centre) has been filed with the Ontario Municipal Board. Once the Board has made a decision respecting the appeal of OPA 1146, the Secondary Plan will be incorporated into the new Official Plan.

The Scarborough Centre Secondary Plan (Secondary Plan) incorporates detailed policies on land use, housing, employment, transportation, parks and open spaces, community services and facilities and urban design. The Secondary Plan is designed to foster a vibrant mix of employment, residential, cultural, recreational, educational, commercial and recreational use in the Centre.

Zoning

The subject site is currently zoned “City Centre Office (CCO)” and City Centre Residential (CCR) under Zoning By-law No.1020-2005, an amending by-law to the Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended. The CCO zoning permits office uses and a number of accessory uses. The CCR zoning permits all types of dwelling units, day nurseries, private day care and prohibits hotel use. The site is subject to a Holding Provision (H) that, until its removal, restricts use of the lands to the uses permitted under the Industrial zone. Zoning By-law 1020-2005 sets out the conditions under which the H may be removed from this site to permit the CCO and CCR uses. Zoning by-law performance provisions that apply to the site regulate the height and density permitted on site.

Site Plan Control

The lands are located within a Site Plan Control Area. A site plan application has not been submitted. The applicant will be required to submit an application for site plan approval for the proposed development of the site.

Ravine Control & Tree Preservation

Portions of the site (adjacent to East Highland Creek) fall within the Ravine By-law area. The applicant’s proposal will be reviewed within the context of the City’s objectives to protect and enhance these areas. The applicant has indicated that an Arborist Report will be submitted respecting any trees on, or adjacent to the site. The report will be circulated to Urban Forestry for review.

Toronto Design Review Panel

At its meeting of June 27-29, 2006, City Council authorized the creation of the Design Review Panel Pilot Project (DRP) consisting of a 12-member advisory panel. The DRP is designed to provide independent advice, during the development approval process for public and municipal development in selected areas across the City, with the goal of helping to ensure a high level of urban design that fits well into the cityscape. The Scarborough Centre has been selected by Council as one of the areas of the City within which development proposals are to be reviewed by the Design Review Panel.

The applicant's mixed-use project is located within the Scarborough Centre and proposes a significant redevelopment of a vacant, underutilized parcel. The proposed development has the potential to play a key role in the overall development of the Centre. As such, a review of the proposal by the Design Review Panel will assist staff in the review of the proposal by providing advice on matters of design that affect the public realm.

Reasons for the Application

The City Centre Secondary Plan of the former City of Scarborough Official Plan remains in effect and the policies of this Secondary Plan remain in force. The policies of the Secondary Plan establish a maximum permitted residential density of 323 dwelling units per hectare (uph) for the subject site. The applicant's proposal translates into a residential density of 641 uph. An amendment to the City Centre Secondary Plan is necessary to permit the proposed density, pending resolution of the outstanding appeal of the Scarborough Centre Secondary Plan (OPA 1146), adopted by Council in December 2005.

The zoning by-law applicable to the site does not permit the applicant's proposed mixed-use project. Currently, the zoning by-law would permit industrial use pending removal of the Holding (H) Provision. Upon its removal, office uses may be permitted to a maximum density of 2.0 times the lot area. Residential uses to a maximum of 1.5 times the lot area would also be permitted upon removal of the Holding (H) Provision. A maximum height of 90 metres (295 feet) is permitted. The applicant proposes a combined (mixed-use) density of 5.13 times the lot area. The proposed building heights of 108 metres (354 feet) and 120 metres (394 feet) exceed the permitted building height for the site. An amendment to the zoning by-law is necessary to permit the proposed use and to establish the necessary zoning standards that will regulate the new development.

COMMENTS

The Scarborough Centre is one of four "Centres" in the City of Toronto where substantial past investment in transit and other infrastructure has made it possible and desirable to accommodate some of Toronto's planned growth. Scarborough Centre is an attractive location for developing new housing, employment and a range of recreational, cultural and institutional uses. The policies of the Toronto Official Plan and the Scarborough Centre Secondary Plan are designed to foster such growth and at the same time guide development in order to achieve a vibrant, healthy and safe mixed use centre.

The Scarborough Centre Secondary Plan establishes a vision for the Centre. The policies and objectives of the Secondary Plan are focused on a number of key initiatives designed to build upon the success of the Centre and to make it an attractive place to live and work. These initiatives include creating:

- a) A Sense of Place – improving and enhancing the Centre as a compact, mixed-use community;
- b) A Place for Residents, Workers and Visitors – creating a place where people can live and work while having opportunities for social, recreational, cultural and entertainment activities;

- c) A Connected Place – enhancing vehicular and pedestrian movement and access within the Centre through new road construction to break up larger development blocks, creating a network of pedestrian-friendly walkways and cycling routes, expansion and improvements to transit routes, and promoting transit supportive development ;
- d) A Connected Green Place - ensuring there is a high quality, public realm, featuring active and passive public parks, trees and landscaping within and adjacent to public roads, and by encouraging new parks, open spaces, cycling routes and publicly accessible areas, protecting and enhancing natural areas and trails, and increasing the tree canopy within the Centre.

The applicant’s proposed development has the potential to contribute to the achievement of a number of Scarborough Centre’s policy objectives. The development site and its proximity to the East Highland Creek offer an opportunity to accommodate new housing and employment within a compact, transit-oriented urban village. The site also presents an opportunity to improve vehicular and pedestrian connections within the Centre by creating a high-quality urban village that incorporates pedestrian friendly public roads, sidewalks, walkways and cycling paths.

Staff recommend that the applicant submit a revised site plan to substantially address the issues noted below, before the community consultation meeting is held. This will enable staff and area residents to better understand how the proposed development meets the policies and objectives of the Secondary Plan and how the re-development of the site will assist in enhancing the Centre as a vibrant, well-connected and well-designed, mixed-use urban centre.

Issues to be Resolved

Land Use

The policies of the Scarborough City Centre Secondary Plan permit mixed-use development on the lands. Currently, the zoning by-law would permit industrial use. Following removal of the Holding (H) Provision, both office and residential use would be permitted. The applicant has proposed a residential development with some commercial (at-grade) along Consilium Place. The opportunity to locate commercial uses along Corporate Drive, to create a more vibrant streetscape, should be explored.

Although office use is permitted upon removal of the Holding Provision (at a density of 2 times the area of the site), the applicant has not proposed office use. The acceptability of permitting a predominantly residential development must be assessed relative to policies of the existing City Centre Secondary Plan and the Scarborough Centre’s overall planning objectives.

Intensification

The proposal is substantially greater in density and height than those which are currently permitted by existing planning controls. The acceptability of permitting a development of this intensity and height must be assessed relative to its impact upon the area context and infrastructure and relative to the City’s planning objectives.

Urban Design, Built Form & Massing

The proposal is situated within the Scarborough Centre. Three of the four towers and the associated podium buildings would front onto Corporate Drive or Consilium Place. A fourth building would not have frontage on a public street; rather the building would front an internal private driveway. The configuration, massing, built form and design of the buildings must, amongst other matters, complement public streets with good proportion, provide adequate building-face to building-face relationships, maintain adequate sunlight and comfortable wind conditions for pedestrians, adequately address potential air quality and noise impacts from sources in the vicinity, provide an animated street-edge, and enhance the quality of the public realm. The acceptability of locating one of the buildings on a private driveway must be reviewed.

The applicant proposes a three level, above grade parking structure along the south boundary of the site. A 6 metre (19.6 foot) driveway and a 2.5 metre (8 foot) sidewalk (with a continuous canopy) is also proposed to provide a pedestrian route from Consilium Place to East Highland Creek along this south boundary. The applicant intends that the parking structure and the sidewalk/driveway create a setback/buffer from the employment uses to the south. The applicant has also indicated that, in the event properties to the south are re-developed, the driveway could form part of a future road. One of the key objectives of the Scarborough Centre Secondary Plan is to improve the public realm and to create vibrant streetscapes. The appropriateness of locating an above grade parking structure along this south boundary needs to be considered both in terms of the interface with future re-development of lands to the south and the potential for a new road at this location.

To assist staff in assessing the physical impacts of the proposed development, the applicant has provided a computer generated building mass model. To fully assess potential impacts and assist in defining the appropriate building massing, configuration and height, the applicant should submit further information respecting the three level parking structure, details respecting the proposed driveway and pedestrian sidewalk and a Pedestrian Level Wind Study for the site.

Height

The four proposed buildings would have heights of 36 and 40 storeys (108 & 120 metres) which would exceed current height limits for the site specified in the zoning by-law. The proposed heights of all buildings would match the description of a “Tall Building” in the Toronto Official Plan and the Tall Building Design Guidelines, adopted by Council in July 2006. As such, the proposal should be reviewed under the built form policies of the Official Plan and the Tall Building Design Guidelines to assess such matters as building placement and massing; transition in scale to neighbouring sites; site servicing and parking; streetscape and landscaping; and pedestrian-level wind effects. Height appears to be a key consideration regarding this proposal. The applicant has provided a sun/shadow analysis which will assist Planning staff in the review of this proposal.

City Planning is currently undertaking a review of the existing height limits that apply to lands within the Scarborough Centre, as set out in the Employment Districts Zoning By-law No. 24982, as amended. Planning staff intend to bring forward a report to Scarborough Community Council in the fall of 2007, respecting the appropriate principles to guide the heights of tall buildings within Scarborough Centre. These principles will assist in the evaluation of this development proposal.

Transportation Improvements/Centre Connections

A key feature of the Scarborough Centre Secondary Plan is to improve connections within the Centre. Policy 4.2 (9) of the Plan, states “the connectivity and accessibility of the road network in the Centre will be enhanced by initiatives including... the construction of new roads within the Centre that will break up larger development parcels.” Map 4 (Attachment No.8) of the Plan identifies the location of new roads designed to meet this policy objective. The applicant’s site is identified as such an area where new roads could strengthen connections and linkages within the Centre.

The applicant's proposal includes a private internal driveway, a private service driveway and a publicly accessible pedestrian walkway within the development. The Secondary Plan anticipates new roads within this location as part of the Centre’s road network improvements designed to improve connections within the Centre in a manner which improves the public realm and creates vibrant streetscapes. The applicant must provide further details on how the proposal can accommodate/facilitate the provision of an adequate public road network that addresses these policy objectives.

Traffic / Parking

The applicant has submitted a traffic impact study, which includes a parking rationale. The applicant proposes an overall parking ratio of 1.1 spaces per residential unit, consisting of 1.0 parking space per unit for residents and 0.1 parking space per unit for visitors, resulting in a total of 1,513 spaces available for residents and 151 spaces available for visitors. A total vehicle parking supply of 1,664 spaces would be provided on site. The applicant further proposes that 850 m² (9,149ft²) of grade-related commercial use would not have dedicated parking spaces since the commercial use would be ancillary, serving the residents of the buildings. Determination of the appropriate parking supply, parking ratio and any impacts associated with the proposed parking, loading spaces, access arrangements, whether the commercial component should be exempt from parking requirements, and whether it is appropriate to consider payment in lieu of the commercial parking, or other alternatives, all need to be addressed. The development will be reviewed to assess whether the proposal impacts area traffic or whether there are any potential traffic concerns applicable to the proposal.

Natural Heritage

A portion of the applicant’s site (abutting East Highland Creek) falls within the City’s natural heritage system and is located within a Toronto and Region Conservation Authority Area of Interest. The interface and impact of the developments and this abutting natural area will have to be reviewed. The location and extent of the floodplain and its impact upon potential development of the site will need to be determined. The

application has been circulated to the Toronto & Regional Conservation Authority for their review and comment. A natural heritage impact study will also be required.

Parkland

At its meeting of December 7, 2005, City Council adopted a new Parkland Dedication By-law for the Scarborough Centre (By-law No. 1021- 2005). This by-law applies to all lands within the Scarborough Centre and requires that land, cash-in-lieu of land or a combination thereof, be conveyed to the City for park or other public recreation purposes, at an alternative rate greater than the standard rate specified in the Planning Act. The by-law provides that, as a condition of development or redevelopment of land for residential purposes, land, cash-in-lieu of land or a combination thereof, be provided at a rate of 0.4 hectares for every 300 dwelling units generated by such development, or 5% of the development lands, whichever is greater.

Providing an appropriate level of parkland and recreational facilities for the residents in the Scarborough Centre is an important planning issue. The applicant is proposing a publicly accessible linear park along the East Highland Creek. Staff will explore the possibility of a parkland dedication within the context of the City's parkland policies and objectives and whether the proposed linear park configuration is appropriate or desirable at this location.

Community Benefits

This application proposes an increase in height and density. Opportunities to provide community benefits either on-site or in close proximity to the site will be examined as part of the application for an increase in height and density. The Toronto Official Plan contains provisions pertaining to public benefits in exchange for increased height and density for new development pursuant to Section 37 of the Planning Act. Section 37 of the Planning Act may be used to secure the community benefits, provided the proposal is recommended for approval, having first met the test of good planning. The Scarborough Centre Secondary Plan identifies community benefit priorities for the overall Centre. These priorities include child-care centre(s); neighbourhood library; parent and child resource centre; and community services programs. In support of the application, the applicant has submitted a Community Services and Facilities Report for staff review and comment.

Public Art

The Official Plan encourages the provision of public art in all significant private sector developments. The Scarborough Centre Secondary Plan also promotes public and private art along public streets and at prominent locations on private lands. Staff will pursue public art opportunities for this project.

Proximity to Industrial

The current Official Plan and zoning by-law permissions contemplate a mixed-use, residential/commercial development on the subject lands which are located immediately north of lands containing industrial uses. A review of the applicant's request to intensify the site, construct buildings of greater height, and locate some of the buildings in close

proximity to the operating industrial uses, must include a review of the interface between the existing and proposed uses and any compatibility policies of the Official Plan and provincial guidelines such as the Ministry of Environment “Land Use Compatibility Guidelines”.

Phasing

The applicant proposes a phased development. The timing of the phases and the terms and conditions respecting any phasing associated with the buildings, must be adequately addressed.

Technical Studies

In support of the proposal, the applicant has submitted a Servicing Feasibility Study that assesses sanitary servicing, municipal water supply, distribution, and includes a storm water management analysis. Staff are reviewing this report.

Parking for the development is proposed to be accommodated within a structure that has two-levels of below-grade parking and three levels of above-grade parking. The applicant advises that the above-grade parking structure is necessary due to existing water table levels that inhibit below-grade parking beyond two levels. The applicant has provided, for staff review, a Preliminary Geotechnical Report.

Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006. A proposal of this size offers opportunities for green development including green roofs, car sharing and LEED certification. Staff will pursue these opportunities with the applicant.

Further Studies/Information and Issues

Through the review of the application, the need for additional information and/or studies may be identified.

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

CONTACT

Russell Crooks, Senior Planner
Tel. No. (416) 396-7040
Fax No. (416) 396-4265
E-mail: rcrooks@toronto.ca

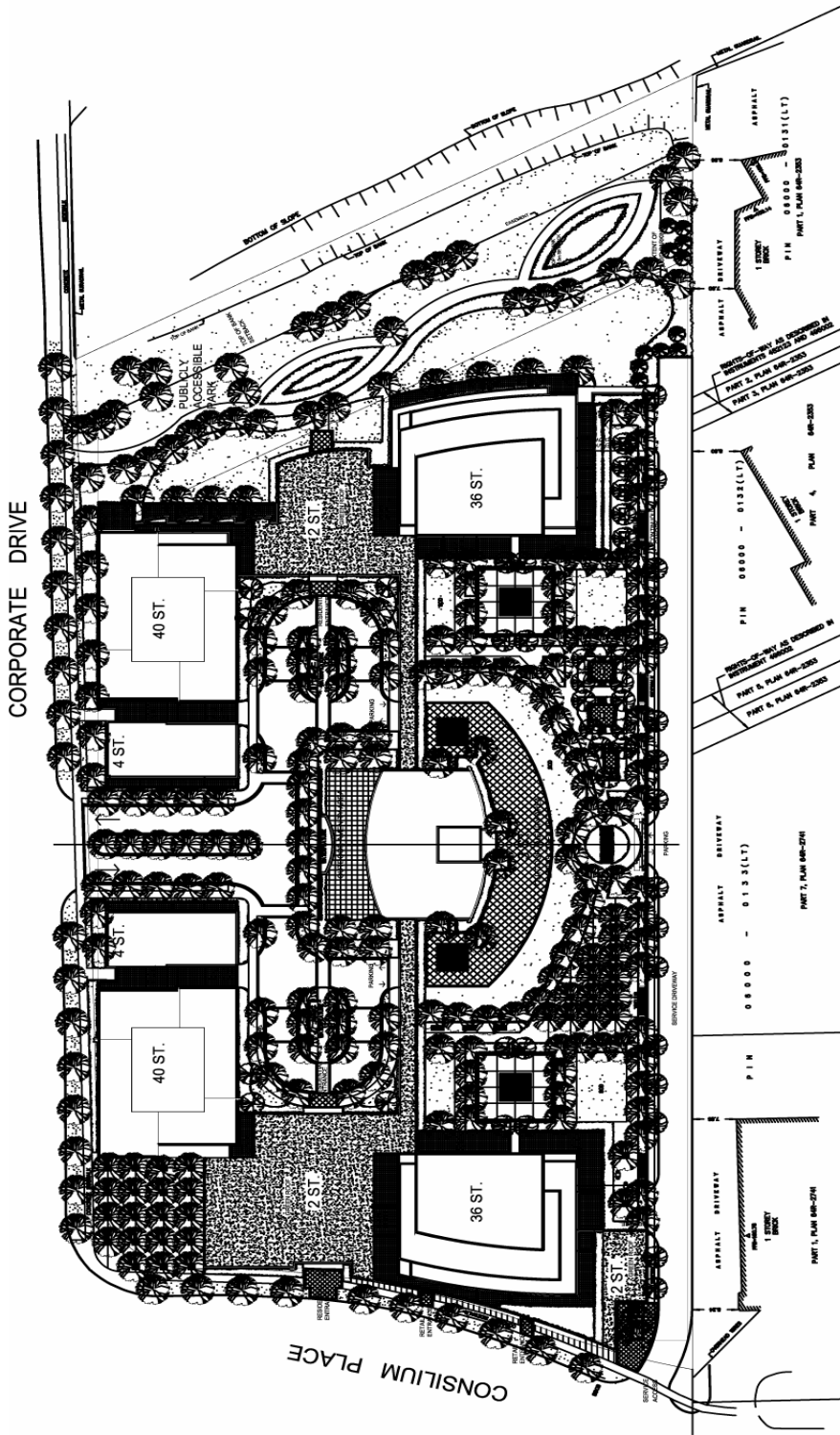
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Ground Floor Plan
- Attachment 3: North Elevations
- Attachment 4: South Elevations
- Attachment 5: West & East Elevations
- Attachment 6: Official Plan
- Attachment 7: Scarborough Centre Secondary Plan (OPA 1146) – Land Use
- Attachment 8: Scarborough Centre Secondary Plan (OPA 1146) – Transportation
Improvements
- Attachment 9: Zoning
- Attachment 10: Application Data Sheet

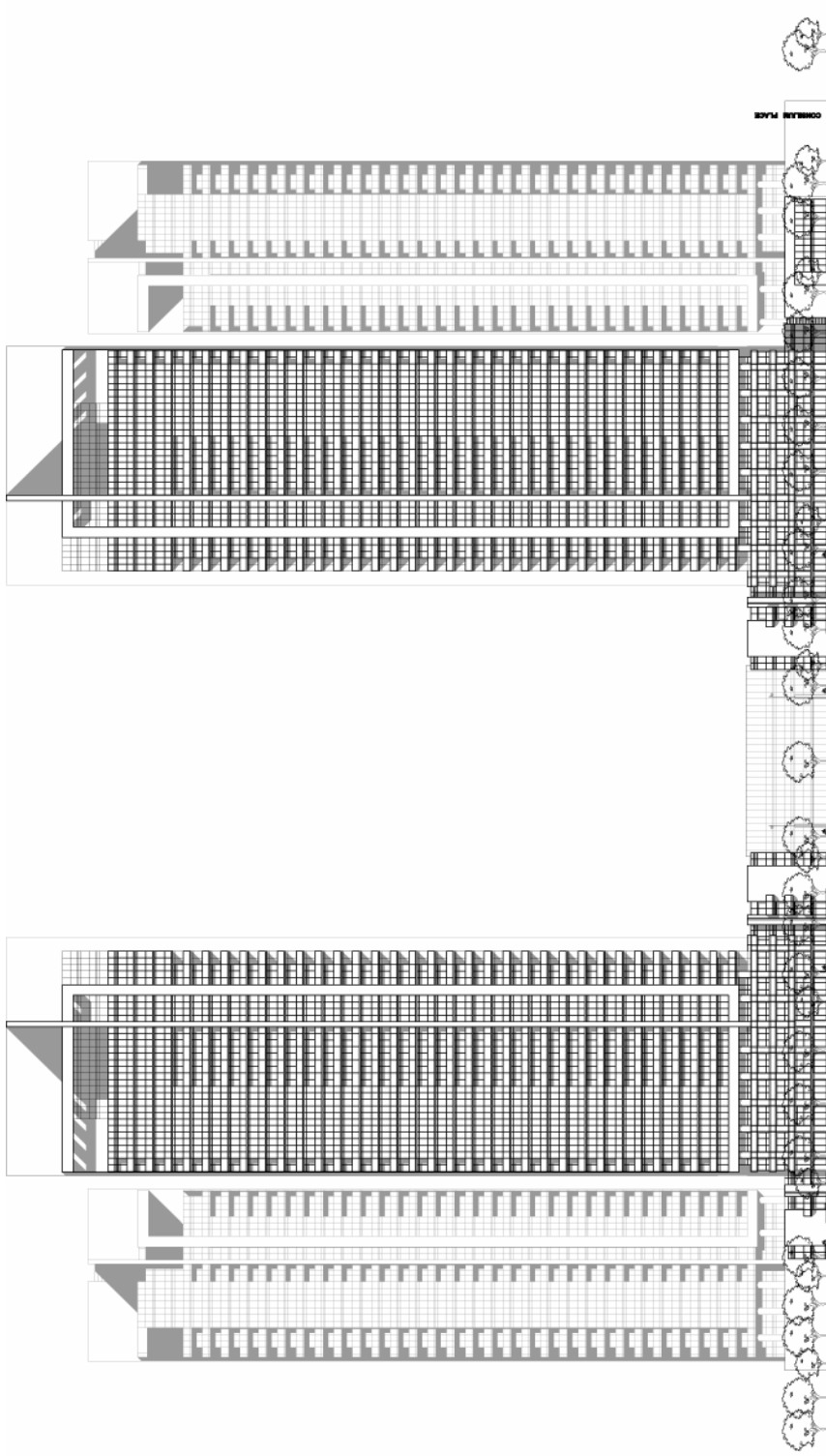
Attachment 1: Site Plan



Corporate Drive at Consilium Place;
southeast corner
File # 07-241529 OZ

Site Plan
Applicant's Submitted Drawing
Not to Scale
07/27/07

Attachment 3: North Elevations



**Corporate Drive at Consilium Place;
southeast corner**

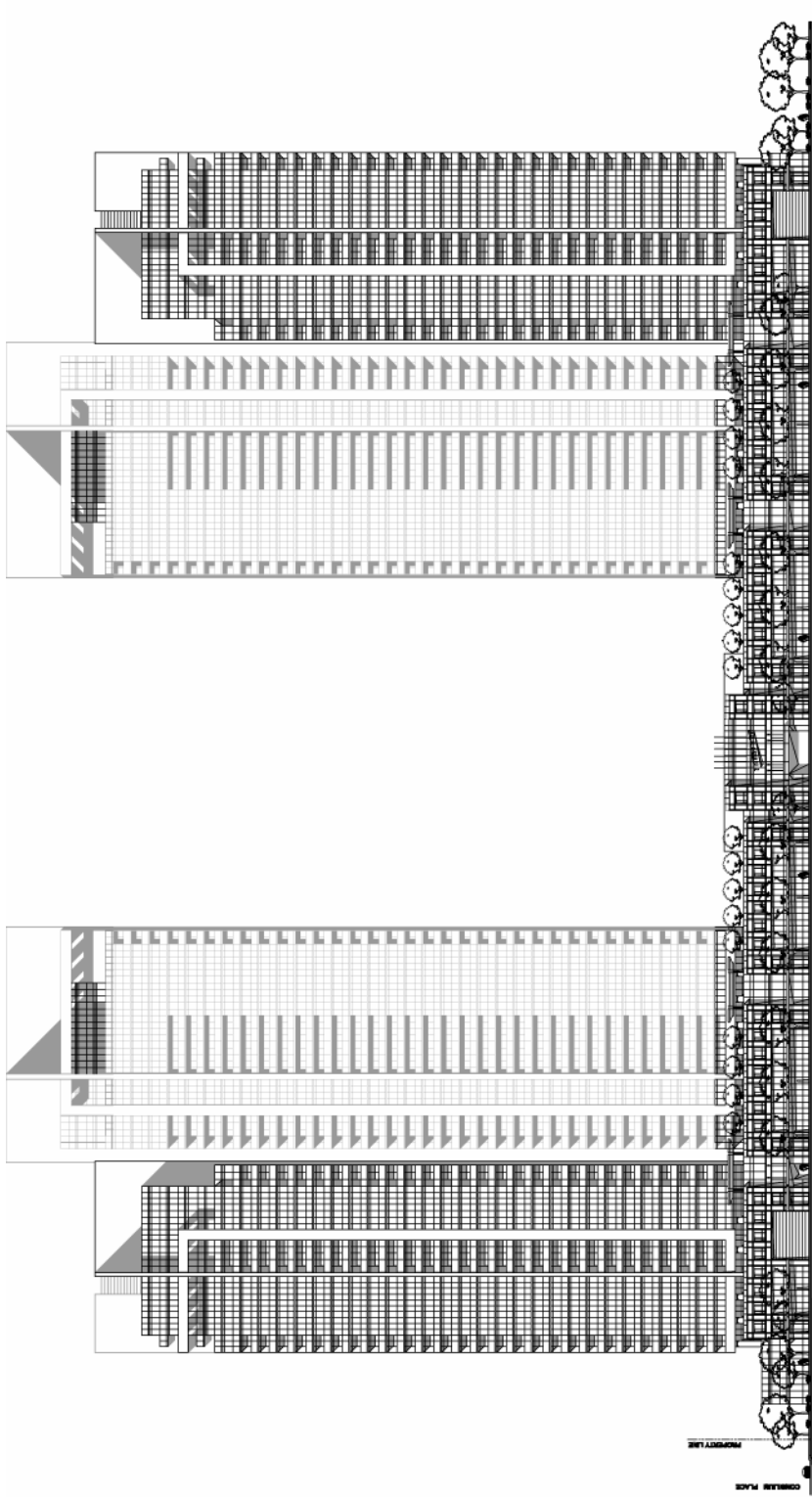
File # 07-241629 OZ

North Elevation

Applicant's Submitted Drawing

Not to Scale
07/27/07

Attachment 4: South Elevations

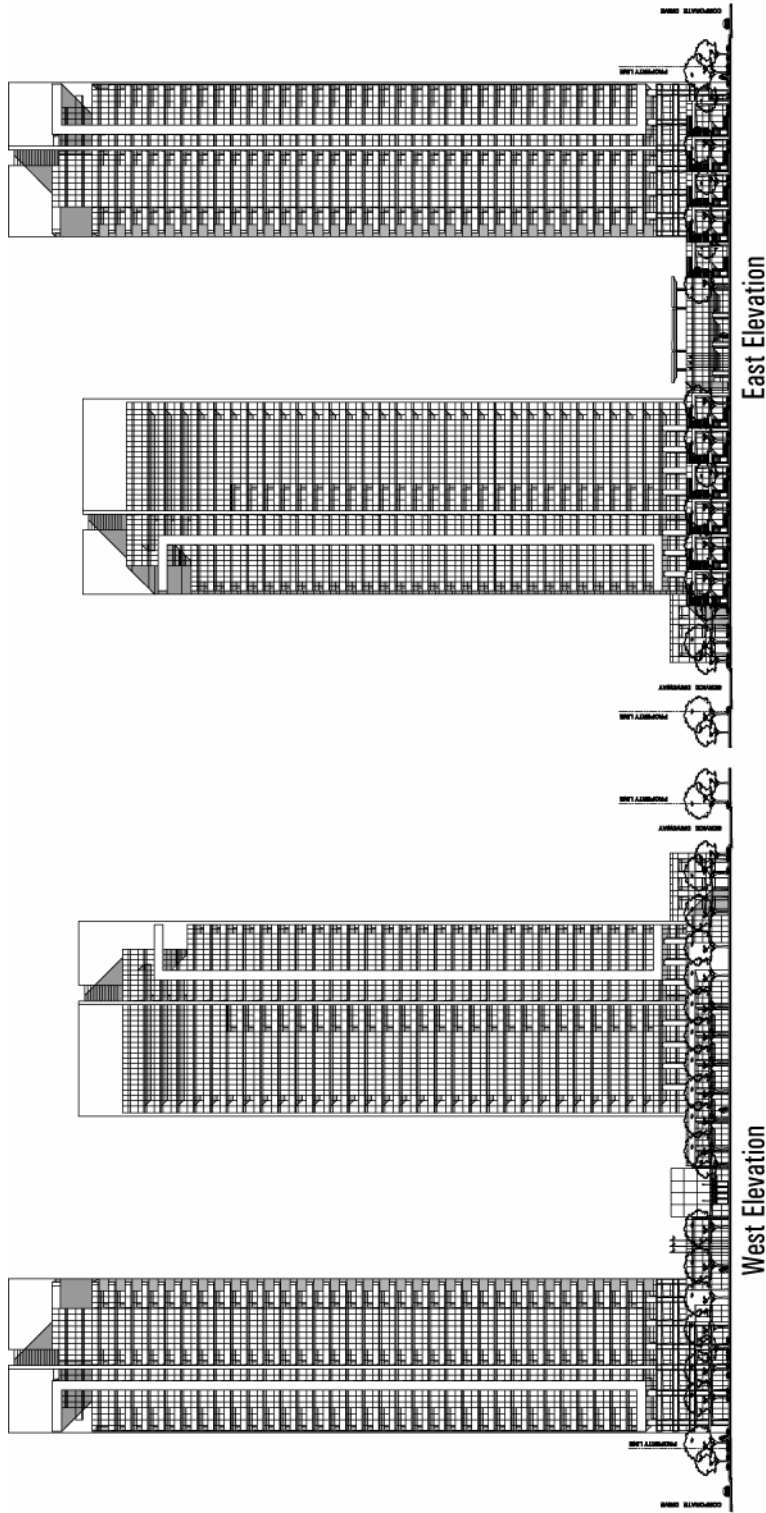


South Elevation
Corporate Drive at Consilium Place;
southeast corner

Applicant's Submitted Drawing
Not to Scale
07/21/07

File # 07-241529 OZ

Attachment 5: West & East Elevations



West and East Elevations
Corporate Drive at Consilium Place,
southeast corner

Applicant's Submitted Drawing

Not to Scale
07/21/07

File # 07-241529 0Z







Attachment 6: Official Plan



TORONTO City Planning
Official Plan

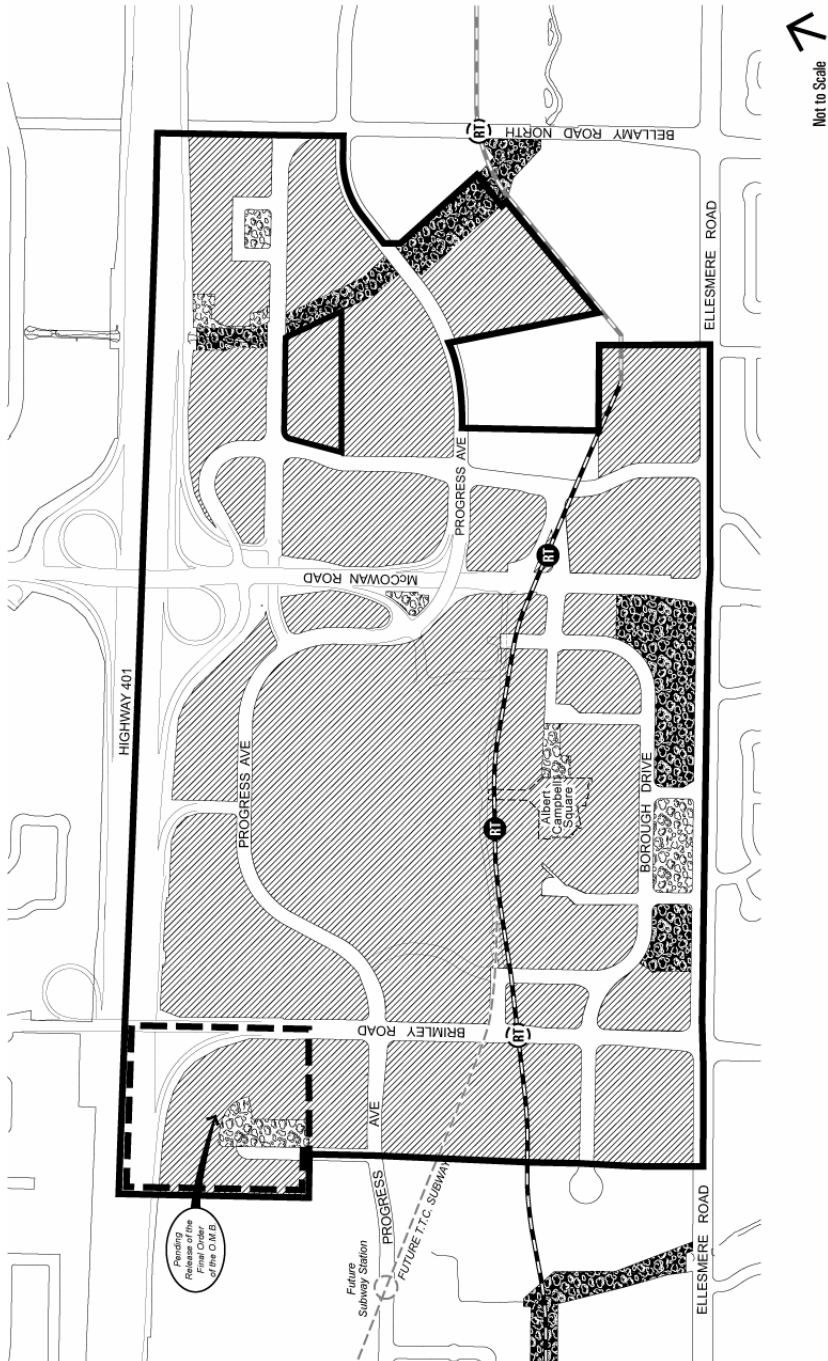
**Corporate Drive at Consilium Place;
 southeast corner**

File # 07-241529 0Z

- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Mixed Use Areas |  Natural Areas |
|  Employment Areas |  Parks |


 Not to Scale
 07/27/07

Attachment 7: Scarborough Centre Secondary Plan - Land Use



Scarborough Centre Secondary Plan Map 1 Land Use



- Subject Site
- Mixed Use Areas
- Parks and Open Space Areas
 - Parks
 - Natural Areas
- T.T.C. Scarborough Rapid Transit
- Proposed T.T.C. Scarborough Rapid Transit Expansion
- Rapid Transit Station
- Potential Rapid Transit Station
- Scarborough Centre Secondary Plan Boundary

August 2007

Attachment 10: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	07 241529 ESC 38 OZ
Details	OPA & Rezoning, Standard	Application Date:	July 10, 2007

Municipal Address: SE Cor. Corporate & Consilium
 Location Description: PL M2175 BLOCK 2 **GRID E3802
 Project Description: Mixed use residential- four interconnected buildings 36-40 stories, townhouse units, and commercial component.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC. LAURIE MCPHERSON			MENKES CONSILIUM LAND HOLDINGS LTD

PLANNING CONTROLS

Official Plan Designation:	MIXED USE AREAS	Site Specific Provision:	Exception 550
Zoning:	CCR, CCO(H) & CCR(H)	Historical Status:	
Height Limit (m):	90	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	23698	Height:	Storeys:	40
Frontage (m):	183		Metres:	120
Depth (m):	106			
Total Ground Floor Area (sq. m):	12062			Total
Total Residential GFA (sq. m):	117300		Parking Spaces:	1664
Total Non-Residential GFA (sq. m):	3876		Loading Docks	4
Total GFA (sq. m):	121176			
Lot Coverage Ratio (%):	51			
Floor Space Index:	5.13			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	908
2 Bedroom:	605
3 + Bedroom:	0
Total Units:	1513

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	117300		0
Commercial GFA (sq. m):	850		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	3026		0

CONTACT:	PLANNER NAME:	Russell Crooks, Senior Planner
	TELEPHONE:	(416) 396-7040