

544 Birchmount Road - Zoning Application - Preliminary Report

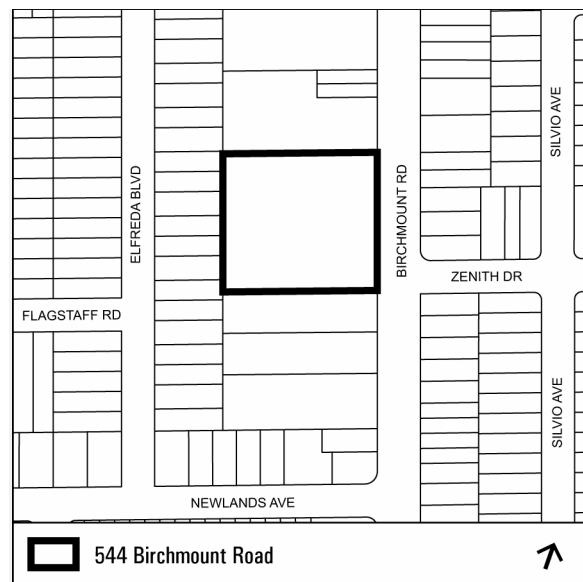
Date:	August 24, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 35 – Scarborough Southwest
Reference Number:	File No. 07 241104 ESC 35 OZ

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 to intensify the property at 544 Birchmount Road with the addition of a 10-storey apartment building with 152 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.

The application should proceed through the planning review process including the scheduling of a community consultation meeting. 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.
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.

DECISION HISTORY

In 1995, the Committee of Adjustment approved a variance to permit 123 dwelling units in the existing building. A subsequent application to permit 133 units was refused by both the Committee of Adjustment and the Ontario Municipal Board in 2003. On April 23, 2007, the Committee approved variances to the zoning by-law for the existing building to permit one dwelling unit per 60 square metres of lot area or a total of 131 units (with 8 new units to be created by relocating storage areas from the ground floor), and to reduce the minimum required sizes of the 8 proposed units, as well as to reduce the minimum size of the ground floor recreation room.

At its meeting of May 23-25, 2007, Council approved this 152 unit housing project as a candidate for affordable housing subsidy by the City, Province of Ontario, and Government of Canada.

ISSUE BACKGROUND

Proposal

The applicant has filed a zoning by-law amendment application to permit the intensification of the site with a second apartment building, 6 and 10 storeys in height, with 152 units and a gross floor area of 12,152 square metres (130,802 square feet), to be constructed on the north portion of the site which is currently occupied by surface parking and a small amount of landscaped amenity space for the existing apartment building at 544 Birchmount Road. Most of the surface parking would be eliminated and consolidated parking for both apartment buildings provided in two underground levels with 213 resident parking spaces. In addition, 28 surface visitor parking spaces are proposed, to be located primarily on the south side of the existing building. A total parking supply of 241 parking spaces is proposed for the proposed total of 283 residential units in the two apartment buildings. Refer to Attachment 4 for the project data.

The 152 proposed apartment units would be rental in tenure and include a mixture of 1-bedroom (65 units), 2-bedroom (55 units) and 3-bedroom units (32 units). The applicant

advises that all of the proposed units meet the minimum floor areas requirements of the zoning by-law, with an average unit size of 73.2 square metres (788 square feet) and characterized as standard apartments for working families.

The new apartment building is proposed to include approximately 530 square metres (5,709 square feet) of ground floor recreational space. An outdoor recreational area with a playground structure is proposed at the rear of the new building. A play lot is proposed on the north side of the building.

Site and Surrounding Area

The subject lands are located on the west side of Birchmount Road, south of St. Clair Avenue East. The site is approximately 0.78 hectares (1.9 acres) in size, and is basically square in shape, with a frontage of approximately 84 metres (276 feet) on Birchmount Road. The property is developed with an 11-storey rental apartment building located on the south part of the site.

The surrounding uses include:

North : apartment buildings ranging in height between 6 and 13 storeys including a 7-storey building immediately to the north at 552 Birchmount Road, semi-detached dwellings.

South: three 4-storey apartment buildings at 534, 536 and 540 Birchmount Road, single and semi-detached dwellings, Danforth Gardens Park and Public School.

East: variety of low rise residential uses on the east side of Birchmount Road including single-detached, semi-detached, and fourplexes.

West: single-detached dwellings.

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 subject lands are designated Apartment Neighbourhoods in the Toronto Official Plan. 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.

The Official Plan notes that Apartment Neighbourhoods are distinguished from low-rise Neighbourhoods because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development. Built-up Apartment Neighbourhoods are stable areas where significant growth is not anticipated, but there may be opportunities for additional townhouses or apartments on underutilized sites.

The Official Plan provides development criteria to evaluate infill proposals. These criteria address the relationship of the proposed development with its surroundings, its contribution to the public realm and amenities for its future residents. The Official Plan also provides more detailed requirements with respect to intensification projects proposing an additional building or buildings on sites which contain an existing building. These detailed requirements seek to ensure that a good quality of life is provided for both new and existing residents. These requirements address the physical characteristics of the site as they pertain to the needs of both existing and future residents.

The Housing policies of the Toronto Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Investment in new rental housing, particularly affordable rental housing will be encouraged by a co-ordinated effort from all levels of government. Where appropriate, assistance will be provided to encourage the production of affordable housing either by the City itself or in combination with senior government programs and initiatives, or senior governments alone. Municipal assistance may include, in the case of affordable rental housing and in order to achieve a range of affordability, measures such as loans and grants, land at or below market rate, fees exemption and other appropriate forms of assistance.

Significant new development on sites containing six or more rental units, where the existing rental units will be kept in the development, are to secure as rental the existing rental housing units which have affordable and mid-range rents, and may secure any needed improvements to the existing rental housing without pass-through of the costs to the tenants.

The built form policies of the Official Plan specify that new development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties. Every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

Tall buildings policies of the Official Plan apply with respect to this proposal and seek to ensure that the proposed building and site design will contribute to and reinforce the overall City structure, including its relationship to its existing and/or planned context and the provision of high quality, comfortable and usable publicly accessible open space areas.

Staff will review the proposal against the policies of the Official Plan.

Zoning

The subject property is zoned Apartment Residential (A) in the Birchmount Park Community Zoning By-law No. 9174. The A zone category permits apartment buildings, day nurseries, group homes, nursing homes, and senior citizens homes, and private home day care as an ancillary use. A minimum of 125% off-street parking is required or five parking spaces to four suites (1.25 spaces per unit).

Site Plan Control

Site Plan Approval Application 07 241073 ESC 35 SA has been submitted and is under review.

Tree Preservation

The applicant has submitted an Arborist Report and Tree Preservation Plan which recommends that most of the existing trees be removed. A Landscape/Planting Plan has also been submitted proposing new street trees along Birchmount Road, and the planting of new trees along the north and west (rear) property lines.

Reasons for the Application

A zoning by-law amendment is required to address changes to the existing performance standards for the subject lands, including, but not limited to, density, setbacks, and parking.

COMMENTS

Issues to be Resolved

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.

Overall Fit, Compatibility, and Built Form

Staff will review how the additional apartment building would fit with the existing 11-storey building on the site, as well as the surrounding residential developments, including matters such as, but not limited to, building massing, separation distances, density, height, setbacks, amenity areas, parking, and privacy. These matters will be considered in the context of the Urban Design, Built Form, and Tall Buildings policies of the Official Plan.

Rental Housing

The applicant is proposing to provide 152 new affordable housing units, and the existing 11-storey apartment building on the site will be retained. Staff will pursue securing the existing rental units in the existing building as rental, and improvements to the existing 11-storey apartment building with no pass-through of the capital costs. As an affordable rental intensification proposal with potential for funding from three levels of government, the new rental units would also be secured as affordable.

Sun/Shadow

A Sun/Shadow Study has been submitted with the application. Staff will review the shadowing impacts of the proposed apartment building on the existing building, nearby residential properties and the public street.

Traffic and Parking

The applicant has submitted a Traffic Impact Study, which has been circulated to the appropriate City divisions and agencies for comment. The report includes a parking analysis that concludes that the proposed shared parking supply of 241 spaces (0.85 spaces per unit) is expected to be sufficient to meet the parking demand for the two apartment buildings. Staff will be reviewing the appropriateness of the proposed parking supply as well as access, loading, and vehicular and pedestrian circulation

Servicing

A Functional Servicing Report has been submitted in support of the application. The report concludes that the site can be serviced with sanitary and water services as well as all required utilities, and can also be serviced with stormwater quantity and quality controls as recommended by the City's Wet Weather Flow Management Guidelines. The report has been circulated to the Technical Services Division for review and comment on site servicing.

Community Services and Facilities

The application includes a Community Facilities review and this will be assessed in the context of the Community Services and Facilities review undertaken as part of the Warden Corridor Land Use Planning Study.

Tree Preservation / Replacement

The applicant's arborist / tree preservation report recommends removal of most of the existing trees on the site. Opportunities for preservation of trees or replacement of trees

to be lost will be reviewed in conjunction with the review of this development application and through a parallel process in accordance with the Tree Protection By-law.

Community Benefits & Use of Section 37 of the Planning Act

Opportunities to provide community benefits either on-site or in close proximity to the site, would be examined as part of this application for an increase in 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.

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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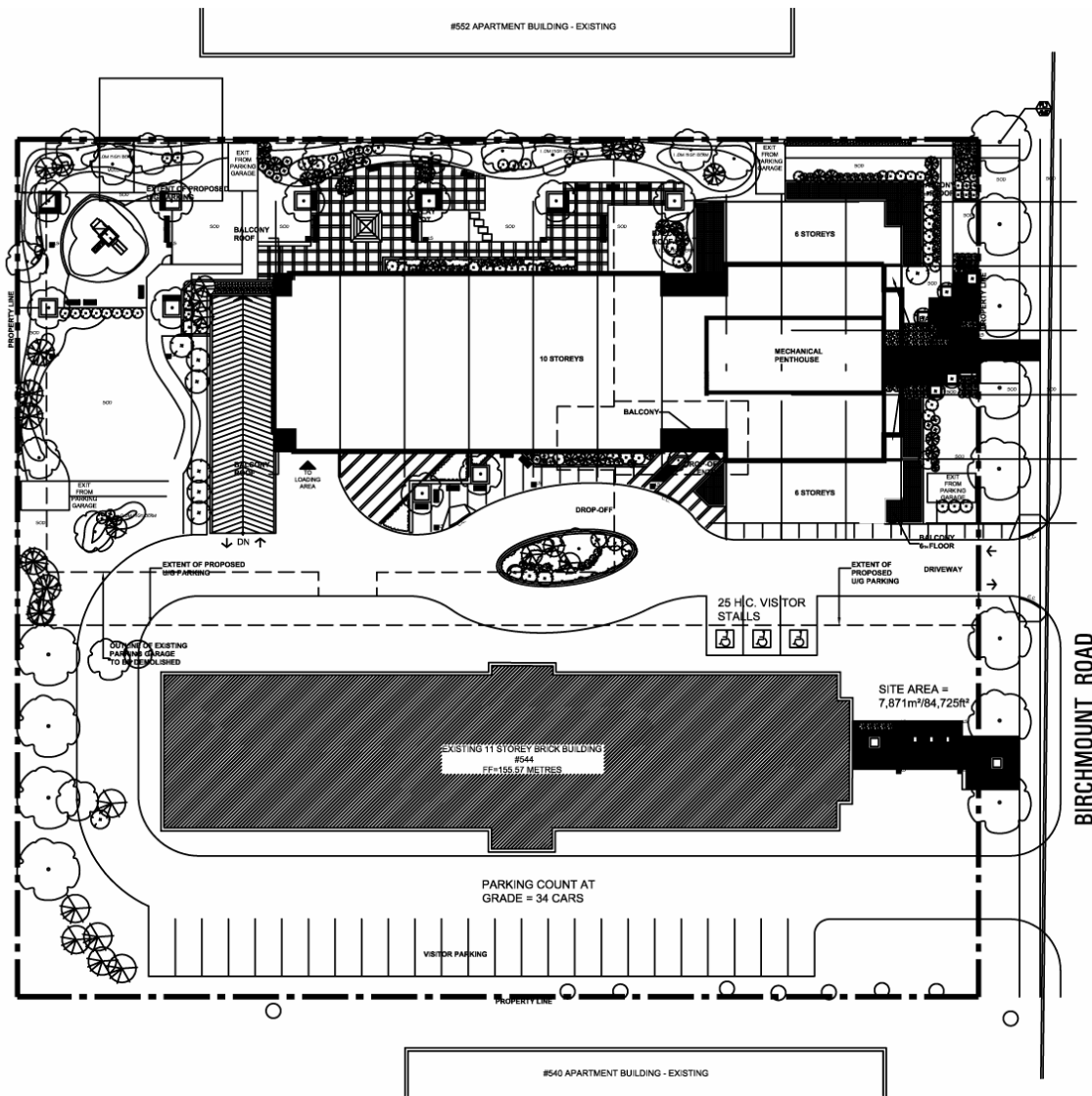
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

544 Birchmount Road

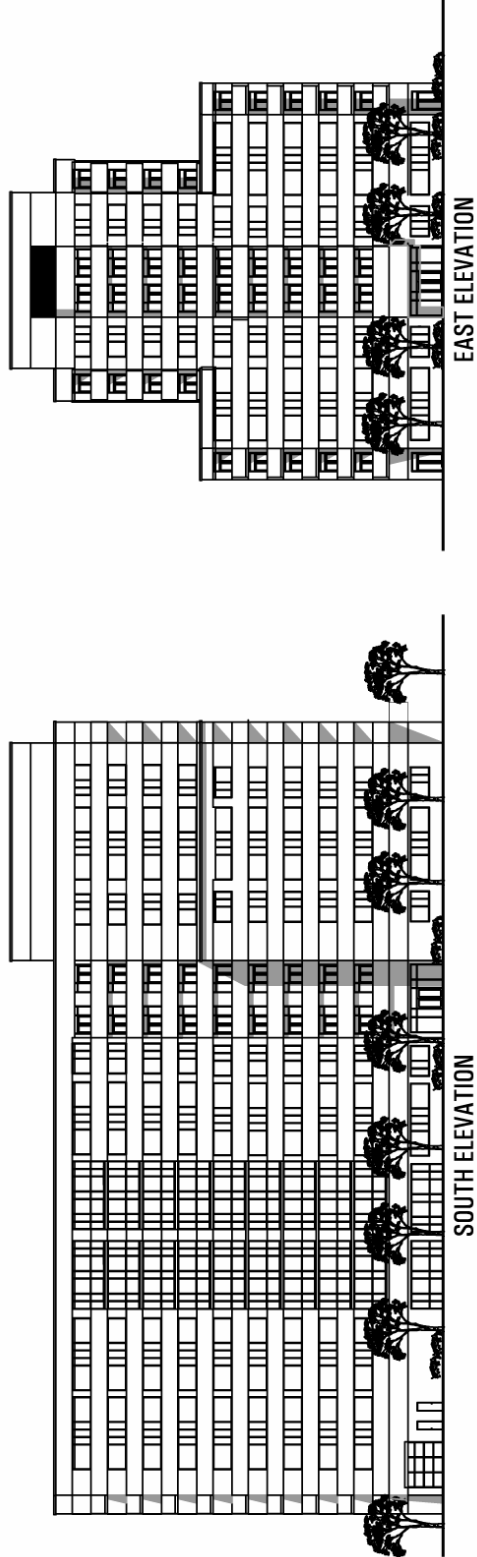
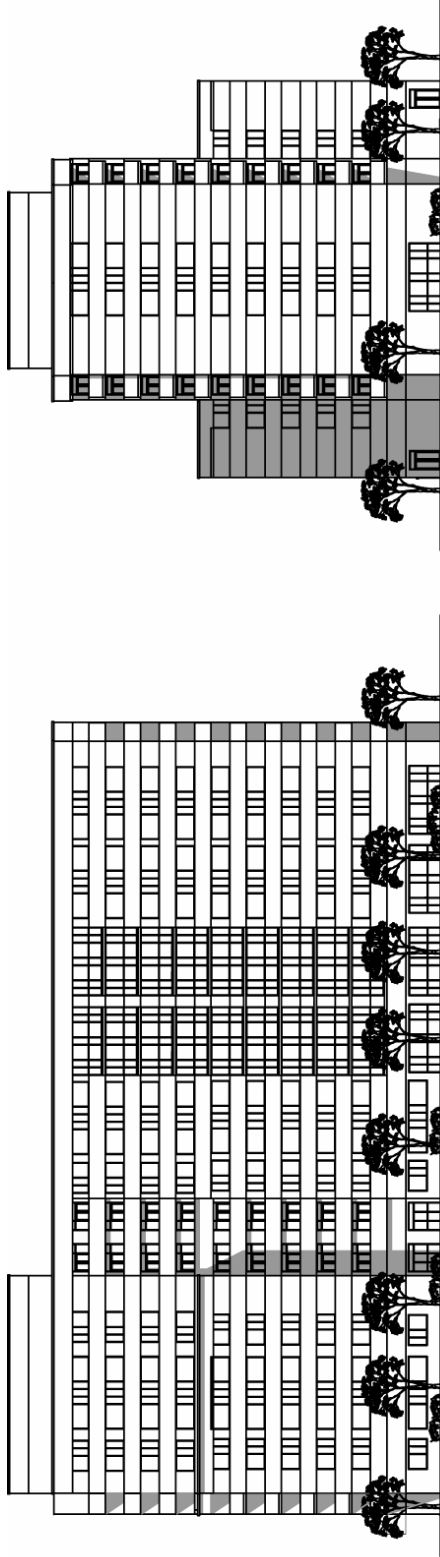
Applicant's Submitted Drawing

Not to Scale
07/24/07



File # 07-241104 OZ

Attachment 2: Elevations



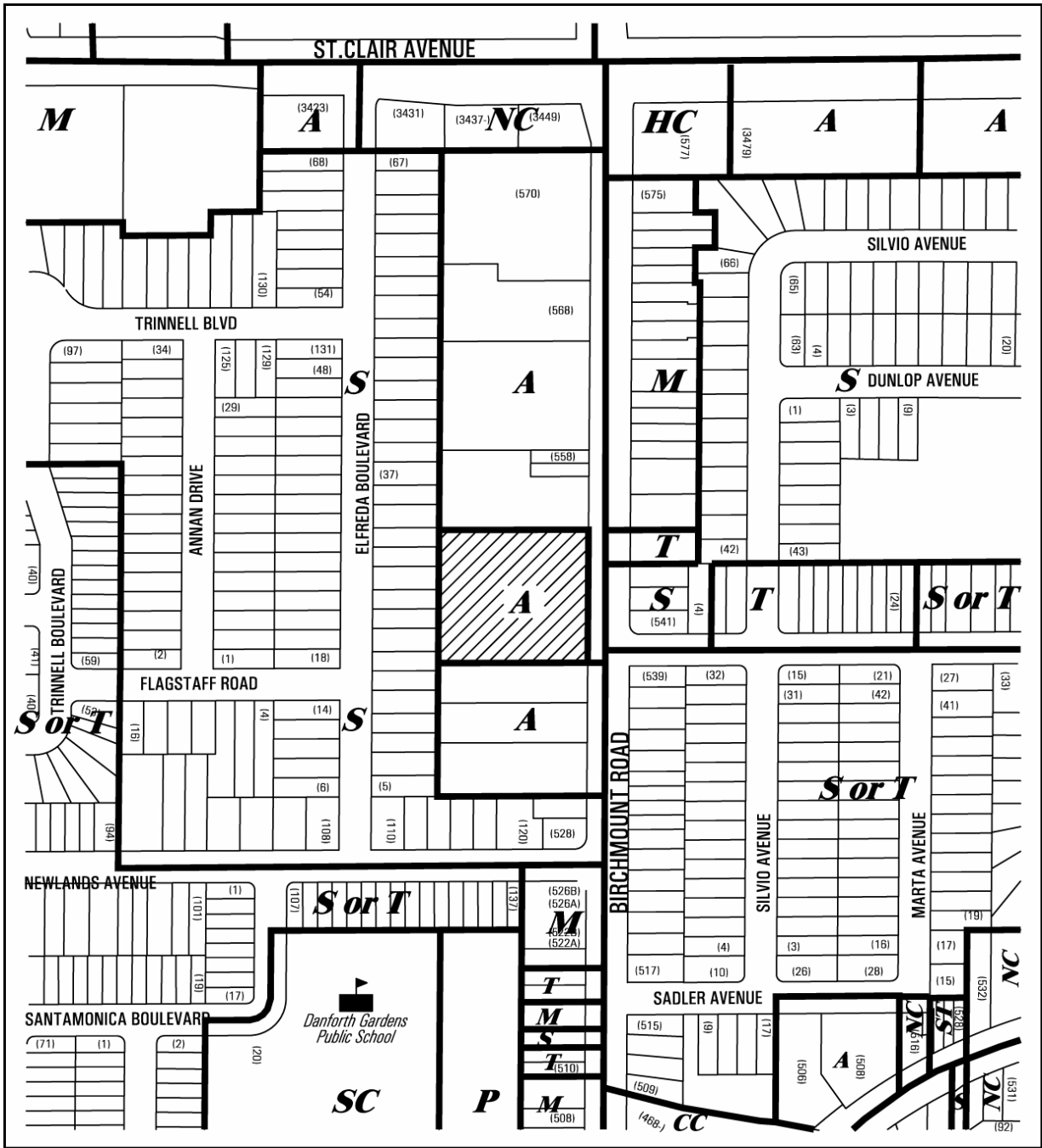
544 Birchmount Road

File # 07-241104 0Z

Elevation Plans
Applicant's Submitted Drawing

Not to Scale
07/24/07

Attachment 3: Zoning



TORONTO City Planning
Division
Zoning

544 Birchmount Road
File # 07-241104 OZ

- S** Single-Family Residential
- T** Two-Family Residential
- M** Multiple-Family Residential
- A** Apartment Residential
- NC** Neighbourhood Commercial
- CC** Community Commercial
- HC** Highway Commercial
- P** Park
- SC** School

Birchmount Park Community Bylaw
Not to Scale
07/24/07



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	07 241104 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	July 9, 2007

Municipal Address: 544 BIRCHMOUNT RD, TORONTO ON M1K 1P3
 Location Description: CON B PT LOT 31 **GRID E3507
 Project Description: Addition of 10-storey apartment building with 152 units to site with existing 11-storey apartment building.

Applicant:	Agent:	Architect:	Owner:
MEDALLION PROPERTIES INC. HOWARD POSKOWITZ			544 BIRCHMOUNT HOLDINGS LIMITED

PLANNING CONTROLS

Official Plan Designation:	AN	Site Specific Provision:
Zoning:	A-Apartment Residential	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	7871	Height:	Storeys:	10
Frontage (m):	83.85		Metres:	29.7
Depth (m):	93.87			
Total Ground Floor Area (sq. m):				Total
Total Residential GFA (sq. m):	23832		Parking Spaces:	241
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	23832			
Lot Coverage Ratio (%):				
Floor Space Index:	3.03			

DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	
1 Bedroom:	
2 Bedroom:	
3 + Bedroom:	
Total Units:	283

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	23832	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

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