

**3706 and 3708 St. Clair Avenue East - Rezoning  
Application - Preliminary Report**

<b>Date:</b>	October 12, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 36 – Scarborough Southwest
<b>Reference Number:</b>	07 261601 ESC 36 OZ

**SUMMARY**

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

Monarch Corporation proposes to amend the zoning by-law to permit two single-detached dwellings and one semi-detached dwelling at 3706 and 3708 St. Clair Avenue East.

This report provides preliminary information on the above-noted application. The application has been circulated to agencies and City divisions for review. The report seeks direction from Community Council to hold a community meeting and a public meeting under the Planning Act targeted to the first quarter of 2008. This target date assumes 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.
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**

There have been a number of minor variance and site plan applications proposing apartment uses on this site, but these have never proceeded. A rezoning application for five single-detached dwellings was considered in a preliminary report to Community Council in 2005 but has not proceeded further. The site was subsequently sold and the current owner is proposing four dwelling units; two single-detached and one semi-detached dwelling.

The site is located on the northeast corner of Jeanette Street and St. Clair Avenue, east of Midland Avenue and west of Brimley Road. It is south of the lands that were the subject of the Phase 3 Scarborough Transportation Corridor (STC) land use study approved by Council in 2004. The STC study provided for residential uses on vacant City and privately owned lands, including lands owned by Monarch Corporation, within the STC area between Midland Avenue and Brimley Road, north of St. Clair Avenue and south of the CN rail line. Two draft plans of subdivision have been approved within the STC area, one on lands owned by Monarch Corporation, the other on lands owned by the Toronto Economic Development Corporation (TEDCO).

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant proposes to develop the site with four freehold dwelling units; two single-detached dwellings on the north half of the site and one semi-detached dwelling on the south half of the site at the corner of Jeanette Street and St. Clair Avenue (Attachments 1 and 2). The development is proposed to be phased.

#### **Interim Proposal**

The applicant is proposing that the single-detached dwellings initially be used as model homes to facilitate the sale of the homes proposed in their subdivision at the north end of Jeanette Street in the STC area. A sales pavilion and parking area are proposed at the south end of the site in the location where the semi-detached dwelling is proposed. The applicant has submitted a site plan application for the temporary sales pavilion and which is under review by staff. The interim site plan is shown on Attachment 3.

## **Final Proposal**

Once the sale of the subdivision homes is complete, the model homes would revert to single-detached dwellings, the sales pavilion would be removed and the semi-detached dwelling constructed. The individual lots are proposed to be created through the consent process.

Proposed frontages and areas for the single-detached dwelling lots are 9.1 metres (29.8 feet) and 277 square metres (2,986 square feet) respectively. For the semi-detached dwelling, a frontage of 7.5 metres (24.6 feet) and an area of 228 square metres (2,406 square feet) are proposed for the interior lot. A frontage of about 10.2 metre (33.4 feet) and an area of about 310 square metres (3,346 square feet) are proposed for the corner lot.

Individual driveways for the four units are proposed off Jeanette Street. Two parking spaces are proposed for each dwelling with one in an attached garage and the other on the driveway. The single-detached dwellings are proposed to be 2 storeys and 11.2 metres (36.4 feet) high (Attachment 4). The applicant is proposing that the semi-detached dwelling be 3 storeys and about 13.5 metres (44.2 feet) (Attachments 5).

The applicant is proposing that the houses be developed under the Leadership in Energy and Environmental Design (LEED) program. The LEED program includes a set of development and buildings standards used to assess the ‘greenness’ of a building project with an aim to promote sustainable development.

## **Site and Surrounding Area**

The site is approximately 996 square metres (10,721 square feet) in size and is vacant. The site is relatively flat and there are 3 trees near the north boundary. There are single-detached dwellings adjacent to the east and opposite the site on the west side of Jeanette Street and the south side of St. Clair Avenue. There is a three storey apartment adjacent to the north. There are primarily single-detached dwellings in the neighbourhood to the north.

## **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 site is designated Mixed Use Areas in the Official Plan. A broad range of commercial, residential, and institutional uses in single use or mixed-use buildings as well as parks and open space uses are permitted in Mixed Use Areas. The Official Plan includes criteria to address the interface between Mixed Use Areas and Neighbourhoods. The Official Plan provides that in Mixed Use Areas development will:

- create a balance of high quality commercial, residential, institutional and open space areas that reduce automobile dependency and meet the needs of the local community;
- provide new jobs and homes for Toronto's growing population on underutilized lands in Downtown, the Central Waterfront, Centres, Avenues and other lands designated Mixed Use Areas and create and sustain well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, particularly providing setbacks from and stepping down of heights towards lower scale Neighbourhoods;
- locate and mass new buildings to minimize shadow impacts on adjacent Neighbourhoods during the spring and fall equinox;
- locate and mass new buildings to frame edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community services libraries and child care.
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

## **Zoning**

The site is zoned Apartment Residential (A) in the Cliffcrest Zoning By-law (Attachment 6). Apartment buildings, nursing homes and senior citizen homes are permitted in the zoning by-law.

## **Site Plan Control**

The site is currently subject to site plan control approval. However, single and semi-detached dwellings are not typically subject to site plan control approval. The owner has submitted a site plan control application for the sales pavilion that is under review by City staff.

## **Tree Preservation**

There are three trees on the site subject to the City's private tree by-law. There are six trees off-site including three street trees along St. Clair Avenue that are also subject to protection. The applicant proposes to remove two Maple trees at the north end of the site as they are located in the area of the building footprint for a dwelling. The applicant submitted a tree removal application and replanting plan and these are being reviewed by Urban Forestry staff.

## **Reasons for the Application**

A zoning amendment is proposed because single and semi-detached dwellings are not permitted in the Apartment Residential (A) zone.

## **COMMENTS**

### **Issues to be Resolved**

#### **Urban Design**

Jeanette Street will be one of the main accesses into the new residential area including a new park that will be developed at the north end of the street in the STC area. The built form policies of the Official Plan promote a high quality of design for new development and provide that the design reflect a site's location within the larger context particularly corner locations. In 2004, Council adopted the Midland/St. Clair Urban Design Guidelines for the STC area. The development proposal will be reviewed in the context of the built form policies of the Official Plan and the Midland/St. Clair Urban Design Guidelines due to its prominent corner location as an entranceway to this new residential area.

#### **Compatibility**

The existing residential uses adjacent to the site are designated in the Official Plan as Neighbourhood. Criteria are included in the Official Plan to assess development between Mixed Uses Areas and Neighbourhoods to ensure, among other things, that there are adequate setbacks, and that parking and garbage storage areas are located and screened to minimize impacts on nearby residential uses. There should also be a transition in development intensity and scale between Mixed Use Areas and Neighbourhoods. The application will be assessed in relation to these criteria, in addition to the other policies of the Official Plan.

#### **Jeanette Street**

There is currently no sidewalk along the Jeanette Street frontage of the site. Mechanisms to secure a future sidewalk and street tree planting along Jeanette Street adjacent to the site will be examined.

#### **Model Homes and Phasing**

The phasing of the project will be examined to ensure the orderly development of the site between interim uses (model homes and sales pavilion) and final uses (four dwellings).

As well, a model home agreement may be needed to ensure that financial securities, insurance and servicing are adequately addressed for the model homes.

### **Consent Application**

The applicant is proposing to create the lots through the consent process. The consent process is one of the mechanisms where technical matters related to servicing, phasing and model homes can be addressed. At the time of writing this report a consent application had not been submitted. Staff will encourage the applicant to submit a consent application.

### **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. The applicant is proposing to develop the houses under the LEED program.

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

### **CONTACT**

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E-mail: smcalpin@toronto.ca

### **SIGNATURE**

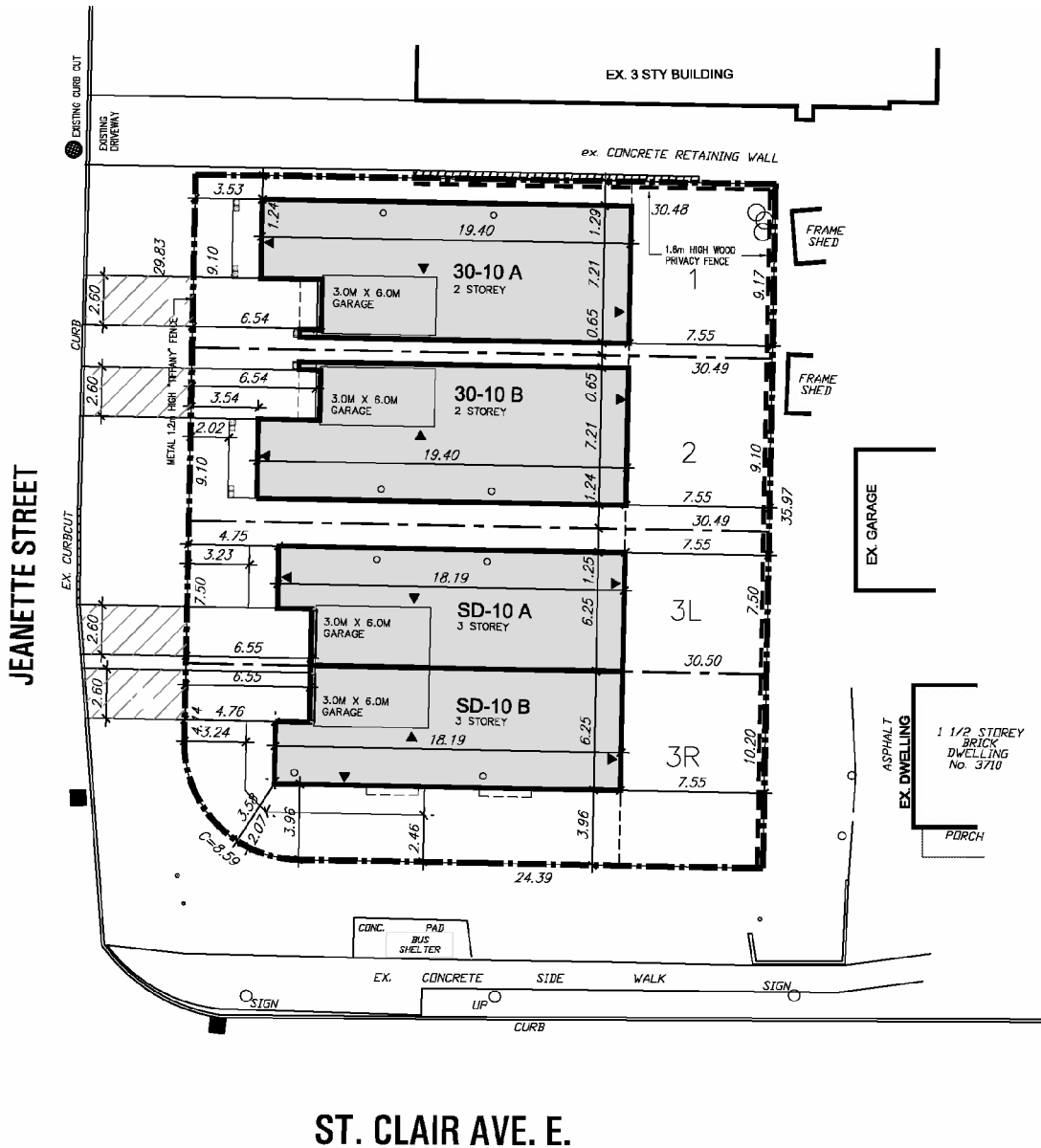
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Allen Appleby, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

Attachment 1: Final Site Plan  
Attachment 2: Application Data Sheet  
Attachment 3: Interim Site Plan  
Attachment 4: Elevations – Single-detached Dwellings  
Attachment 5: Elevations – Semi-detached Dwelling  
Attachment 6: Zoning

# Attachment 1: Final Site Plan



## Site Plan

3706-3708 St. Clair Avenue East

Applicant's Submitted Drawing

Not to Scale 

File # 07-261601 OZ

## Attachment 2: Application Data Sheet

Application Type	Zoning Amendment	Application Number: 07 261601 ESC 36 OZ
Details		Application Date: September 5, 2007

Municipal Address:	3706 & 3708 St. Clair Avenue East
Location Description:	Northeast corner of Jeanette Street and St. Clair Avenue East
Project Description:	2 single-detached dwellings, 1 semi-detached dwelling

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Bousfields Inc	Bousfields Inc.	Viljoen Architect Inc.	Monarch Corporation

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	Apartment 'A'	Historical Status:
Height Limit (m):		Site Plan Control Area: Yes

### PROJECT INFORMATION

Site Area (sq. m):	996	Height:	Storeys:	2 -3
Frontage (m):	30 m		Metres:	11.08 – 13.45
Depth (m):	35.12 m			
Ground Floor GFA (sq. m):	485.46		<b>Total</b>	
Residential GFA (sq. m):	1121.12	Parking Spaces:	8	
Non-Residential GFA (sq. m):		Loading Docks		
Total GFA (sq. m):	1121.12			
Lot Coverage Ratio (%):	48.7%			
Floor Space Index:	1.13			

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	
Bachelor:	
1 Bedroom:	
2 Bedroom:	
3 + Bedroom:	4
Total Units:	4

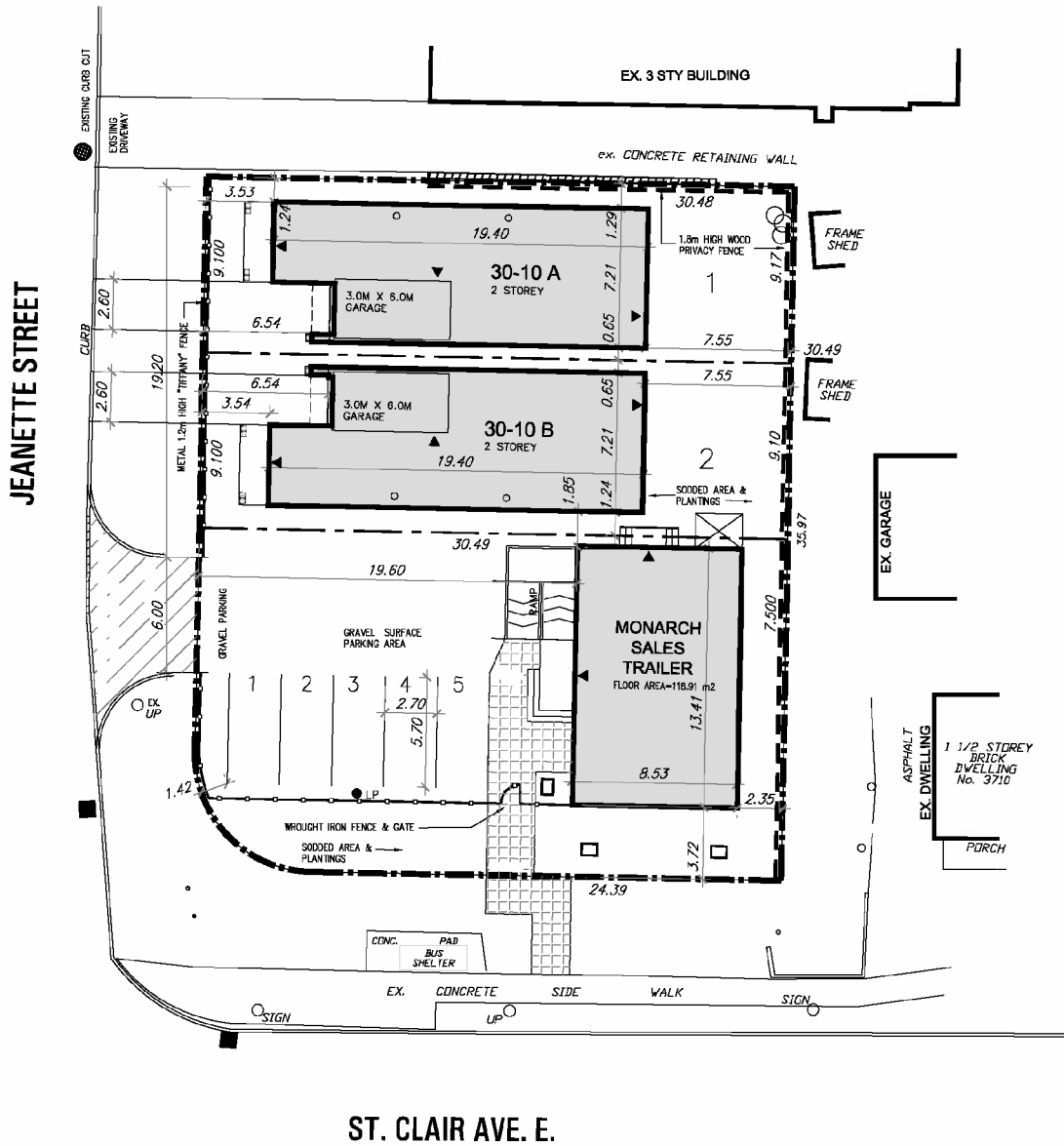
### FLOOR AREA BREAKDOWN

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

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Sue McAlpine
	<b>TELEPHONE:</b>	(416) 396-7721



### Attachment 3: Interim Site Plan



**Site Plan - Interim**  
 Applicant's Submitted Drawing

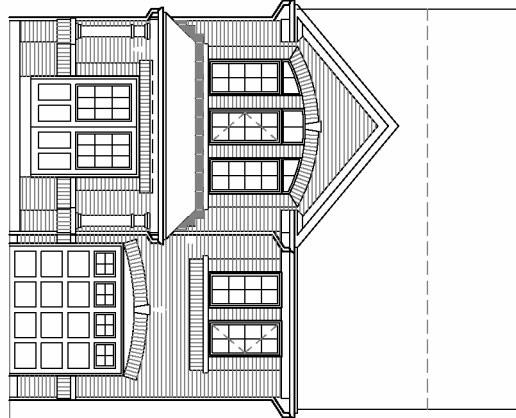
3706-3708 St. Clair Avenue East

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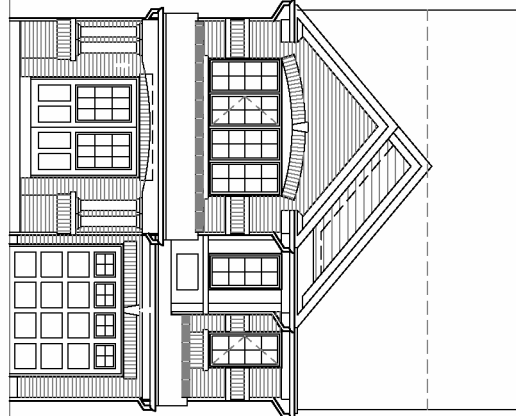


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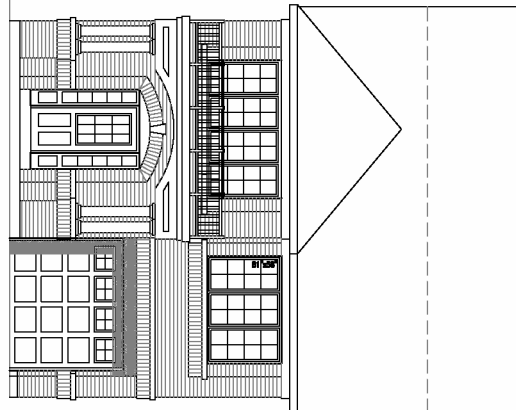
**Attachment 4: Elevations – Single-detached Dwellings**



ELEVATION 'A'



ELEVATION 'B'



FRONT ELEVATION 'C'

**Elevation Plan - Singles**

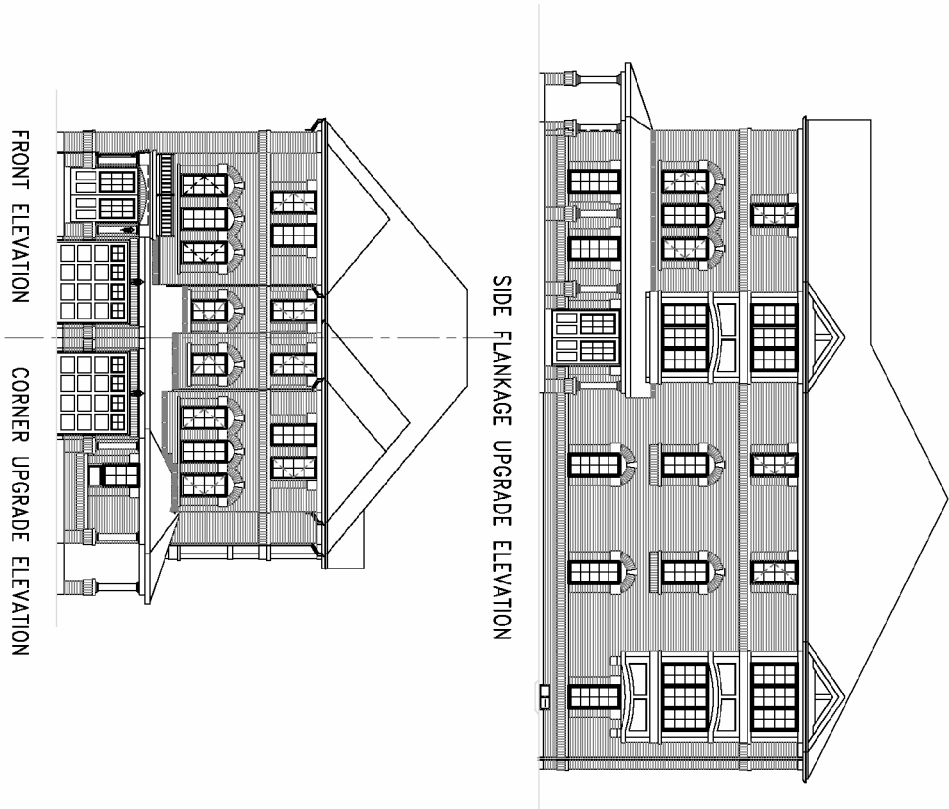
Applicant's Submitted Drawing

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3706-3708 St. Clair Avenue East

File # 07-261601 0Z

**Attachment 5 – Elevations – Semi-detached Dwelling**



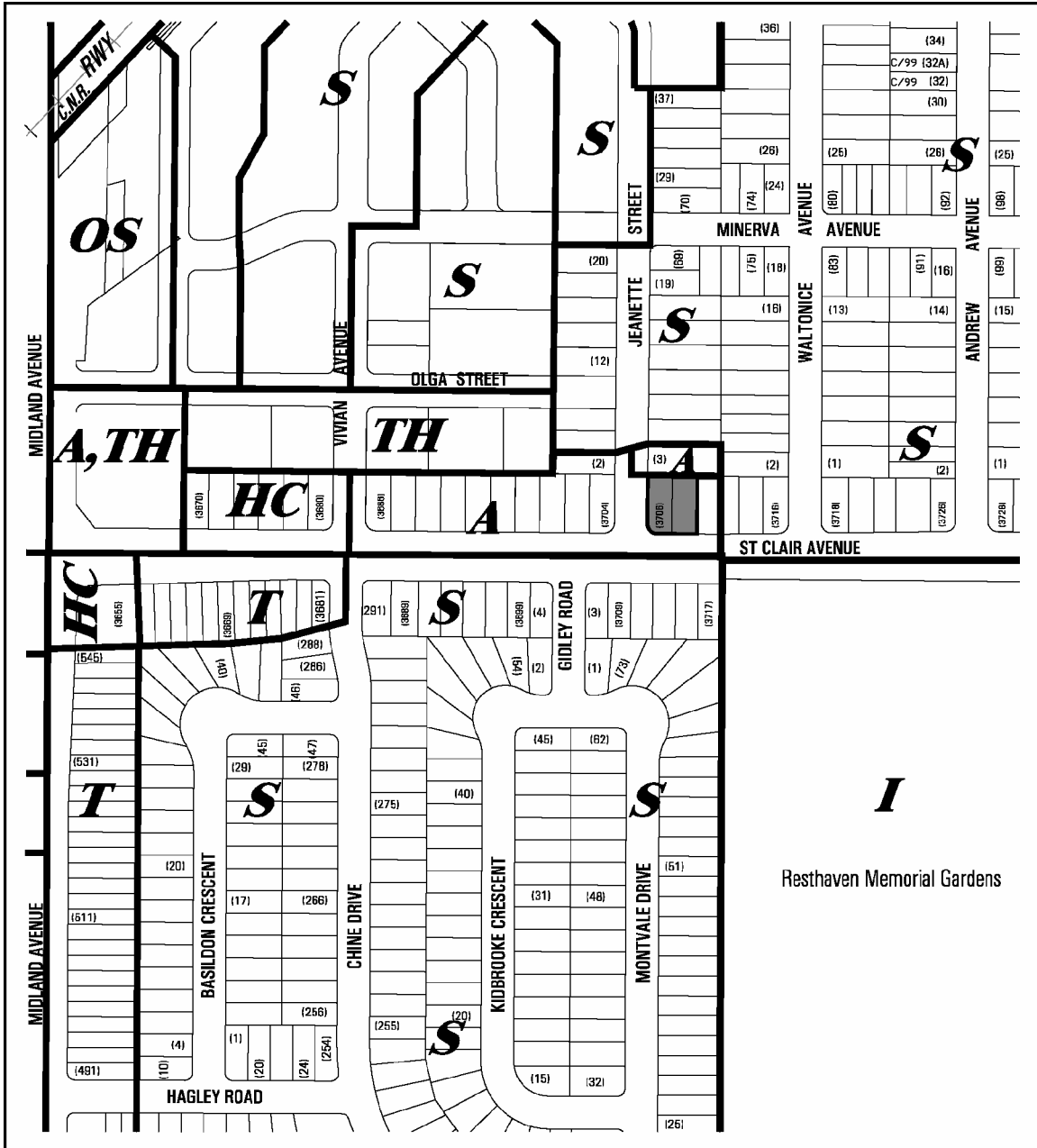
**Elevation Plan - Three Storey Semi-Detached**  
Applicant's Submitted Drawing

Not to Scale  
10/9/07

**3706-3708 St. Clair Avenue East**

File # 07-261601 0Z

## Attachment 6: Zoning



**TORONTO** City Planning Division  
**Zoning**

**3706-3708 St. Clair Avenue East**  
**File # 07-261601 0Z**

**S** Single-Family Residential  
**T** Two-Family Residential  
**TH** Townhouse Residential  
**A** Apartment Residential

**I** Institutional Uses  
**HC** Highway Commercial  
**OS** Open Space  
**RWY** Railway Zone

Cliffcrest Community Bylaw  
 Not to Scale  
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 10/10/07