

300 Danforth Road – Zoning Application – Preliminary Report

Date:	April 23, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	09 110484 ESC 35 OZ

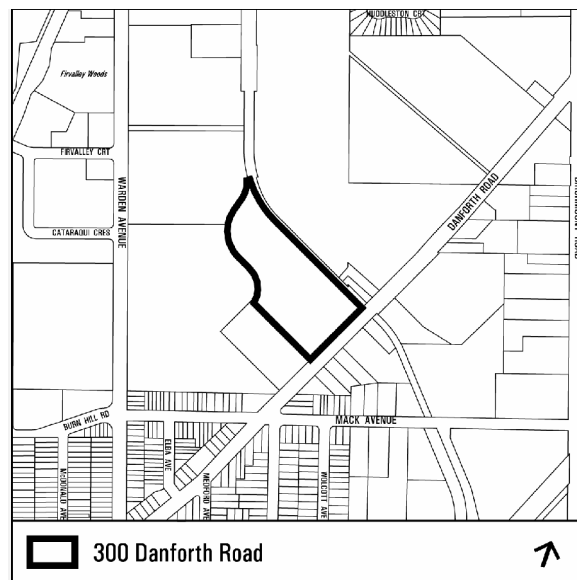
SUMMARY

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 a zoning by-law amendment and a draft plan of subdivision to permit the redevelopment of the site with approximately 286 dwelling units in a variety of housing forms at 300 Danforth Road. This application seeks a revision to a previous development approval, to modify dwelling unit types and road pattern. It primarily involves eliminating the proposed underground parking garage in the centre of the site and replacing the stacked townhouse units with street townhouses.

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.

A final report will be prepared and a public meeting will be scheduled once all 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

City Council adopted the Warden Woods Secondary Plan, OPA No. 1145 to the Scarborough Official Plan, in October of 2005. On May 26, 2008, the Ontario Municipal Board approved a modification to the Toronto Official Plan, to add the Warden Woods Community Secondary Plan. The Secondary Plan provides a comprehensive framework to guide the co-ordinated development of a new residential and mixed use neighbourhood with adequate community facilities, excellence in urban design, and a balanced transportation system.

In April of 2006, Council enacted By-law No. 339-2006. This zoning by-law provided a development framework for the subject property. The redevelopment of the site included permission for 348 dwelling units in a variety of housing forms. The project consisted of 12 semi-detached units and 40 freehold street townhouses, 2 storeys in height, with frontage on public streets. The remainder of the site was proposed to be developed with 168 stacked townhouses, 4.5 storeys in height, and an 8 storey, 128 unit, senior's apartment building with main floor commercial and second floor offices fronting Danforth Road. A 2,275 square metre public park was proposed that would enhance the larger, central community park located on the 350 Danforth Road property.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant has applied for an amendment to the zoning by-law to permit the redevelopment of the site with approximately 286 dwelling units in a variety of housing forms at 300 Danforth Road. This application is a revision to a previous development approval (Application Nos. 05 110455 ESC 35 OZ and 05 188717 ESC 35 SB), to adjust dwelling unit types. The revised application primarily involves eliminating the proposed underground parking garage in the centre of the site and replacing the 168 stacked townhouse units with 43 street townhouses and replacing 6 semi-detached dwelling units with 9 townhouse units adjacent to Street E. In addition, the revised plan proposes a road pattern adjustment. Street C is identified as connecting with the adjacent property at 250 Danforth Road. Refer to the Conceptual Site Plan – Attachment No. 1, the Previously Approved Conceptual Site Plan – Attachment No. 1A and the Application Data Sheet – Attachment No. 3 for additional project information.

Site and Surrounding Area

The site is located on the north side of Danforth Road, east of Warden Avenue. The property has a frontage of approximately 145 metres, and is approximately 3.7 hectares (9 acres) in size. The site is irregular in shape, and narrows at its north end.

The property is currently occupied by a 1 to 2 storey industrial building of approximately 18,000 square metres. A portion of the building has since been demolished. The “cup” feature in the south façade of the building includes the “Lily Cups” corporate logo in its floor tiles. Ranka Enterprises used the building to manufacture clothing and assemble winter boots. A discount clothing shop was located at the front of the building. The remaining use is the “Bollywood” South Asian restaurant which provides eat-in, catering and take-out services.

The surrounding land uses in the vicinity of the site can be described as follows:

- North: new Warden Woods Community Park;
- North-east: McGale Ladder Company at 328 Danforth Road, and newly constructed residential at 350 Danforth Road;
- East: existing industrial/commercial uses and a mosque;
- South: existing industrial and commercial uses;
- South-west: zoning by-law amendment (application no. 08 214113 ESC 35 OZ) and draft plan of subdivision (application no. 08 214119 ESC 35 SB) applications to permit the redevelopment of the site with 46 townhouse units; and

West: registered plan (66M-2455) of subdivision for approximately 224 dwelling units at 651 Warden Avenue.

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 frontage of the site is designated as a Mixed Use Area in the Toronto Official Plan – Warden Woods Community Secondary Plan. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities.

The interior of the site is designated Neighbourhoods in the Toronto Official Plan – Warden Woods Community Secondary Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

The rear portion of the site is designated as Parks. Development is generally prohibited within Parks and Open Space Areas except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment.

The Warden Woods Community Secondary Plan establishes a framework to guide the coordinated development of new mixed use and residential neighbourhoods with all the ingredients for success including adequate community facilities, excellence in urban design, and a balanced transportation system. The intent of the Secondary Plan is to support private and public investment in the creation of a new community, integrated with the surrounding residential communities and ravine system, and to establish compatible interfaces with residual and abutting employment areas.

Staff will be reviewing the proposal for compliance with the Official Plan and the Warden Woods Community Secondary Plan.

Zoning

The subject property is zoned Semi-Detached Residential (SD), Townhouse Residential (TH), Apartment Residential (A), Commercial-Residential (CR), and Park (P) in the Warden Woods Community Zoning By-law No. 950-2005. The residential zones permit a variety of dwelling unit types. The Commercial-Residential zone permits day nurseries, financial institutions, medical centres, offices, personal service shops, private home daycare, places of entertainment, places of worship, apartment buildings, restaurants, retail stores, recreational uses, nursing homes and senior citizen homes. The Park zone permits parks, and day nurseries. A storm water management facility is also permitted. Refer to Zoning Map – Attachment No. 2.

Subdivision

The property is subject to subdivision control. An existing subdivision application (application no. 05 188717 ESC 35 SB) is still active. A revised submission would be required.

Site Plan Control

The property is also subject to site plan control. An existing site plan application (application no. 05 110441 ESC 35 SA) is still active. A revised submission would also be required.

Tree Preservation

Through the review of the previous zoning by-law amendment application, Urban Forestry Services advised that there is one privately owned tree that qualifies for protection under the Private Tree By-law. An arborist report is not required for this zoning application; however an updated arborist report will be required prior to approval of the draft plan of subdivision and/or site plan application.

Reasons for the Application

The zoning by-law amendment is required to permit the dwelling type change from stacked townhouses to street townhouses and from semi-detached dwellings to street townhouses.

COMMENTS

Application Submission

A planning rationale, a plan of survey and a conceptual site plan were submitted with the zoning by-law amendment application. The required reports, studies and plans were submitted with the original development application. Revised reports, studies and plans will be submitted in association with the draft plan of subdivision application.

A Notification of Complete Application was issued on March 6, 2009.

Issues to be Resolved

Land Use and Intensification

The applicant's submission of a zoning by-law amendment application primarily involves eliminating the proposed underground parking garage in the centre of the site and replacing the stacked townhouse units with street townhouses. This request for density reduction in relative proximity to the Warden subway station will be evaluated taking into consideration the Warden Woods Community Secondary Plan transit supportive land use objectives and the surrounding development pattern.

Road Pattern and Connectivity

The application proposes public road connections. Street E is proposed to connect with Oates Drive in Registered Plan 66M-2455 (651 Warden Avenue) and with Oates Drive in Registered Plan 66M-2437 (350 Danforth Road). Street D is proposed to connect with Belanger Crescent in Registered Plan 66M-2455. The revised zoning by-law amendment application also identifies a new road connection. Street C is shown as connecting with the proposed subdivision at 250 Danforth Road, where a proposed road connection previously did not exist. This road connection will be assessed to ensure that it provides appropriate connections within the site and to the abutting sites, specifically 250 Danforth Road. The zoning and subdivision applications for the site at 250 Danforth Road are currently under review, and it is important to ensure that the interface between these two adjacent sites is properly coordinated.

Infill Townhouse Design Guidelines

The applicant's submitted plans indicate that many of the newly proposed townhouses will have lot frontages of 4.55 metres. The Design Guidelines for Infill Townhouses recommends that townhouses with integral front garages have lot frontages of a minimum of 6.0 metres. If townhouses with integral front garages are designed for lots less than 6.0 metres wide, the front yard parking area plus the walkway occupies most of the front yard. When this pattern is repeated, the streetscape is filled with multiple curb cuts, more paving than soft landscaping, too little boulevard space for street trees, and few opportunities for on-street visitor parking. This jeopardizes pedestrian safety and diminishes the quality of the street. Staff will be reviewing the applicant's proposal against the City's townhouse guidelines and the prevailing pattern of development in the neighbourhood.

Residential Reserve Blocks

One residential reserve block has been provided for and is anticipated to be combined with a reserve block on Registered Plan 66M-2455. The size and location of this reserve block will be reviewed to ensure that it has appropriate dimensions and configuration to provide for the orderly development of the lands.

Green Development Standard

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

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

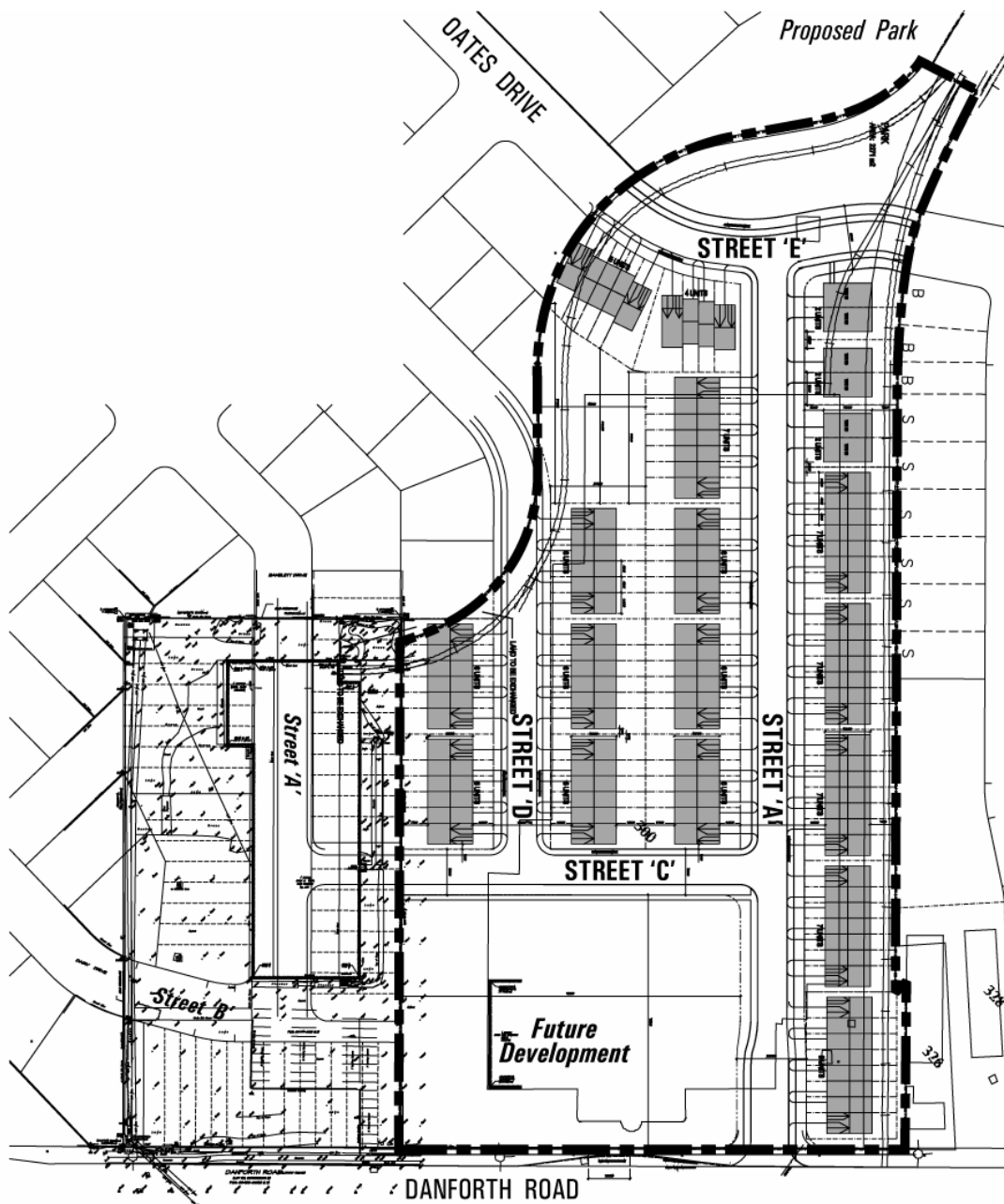
Attachment 1: Conceptual Site Plan

Attachment 1A: Previously Approved Conceptual Site Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 1: Conceptual Site Plan



Site Plan

Applicant's Submitted Drawing

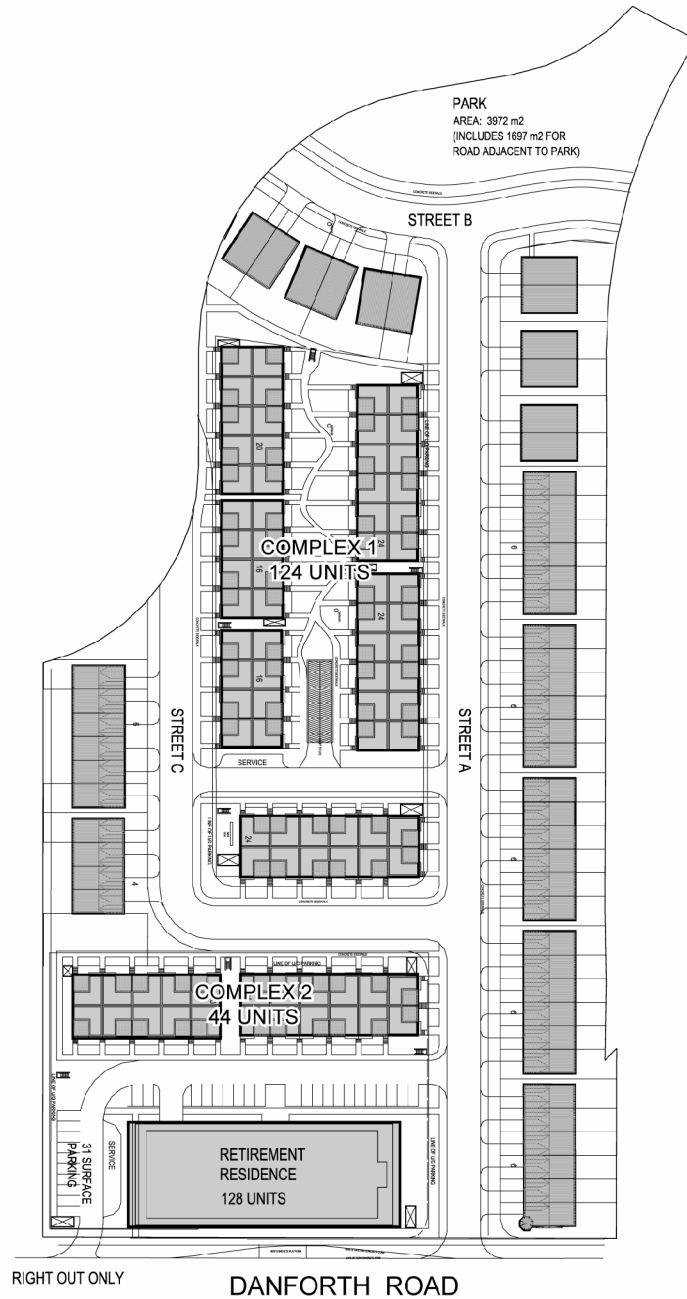
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03/13/09



300 Danforth Road

File # 09-110484 OZ

Attachment 1A: Previously Approved Conceptual Site Plan



Site Plan

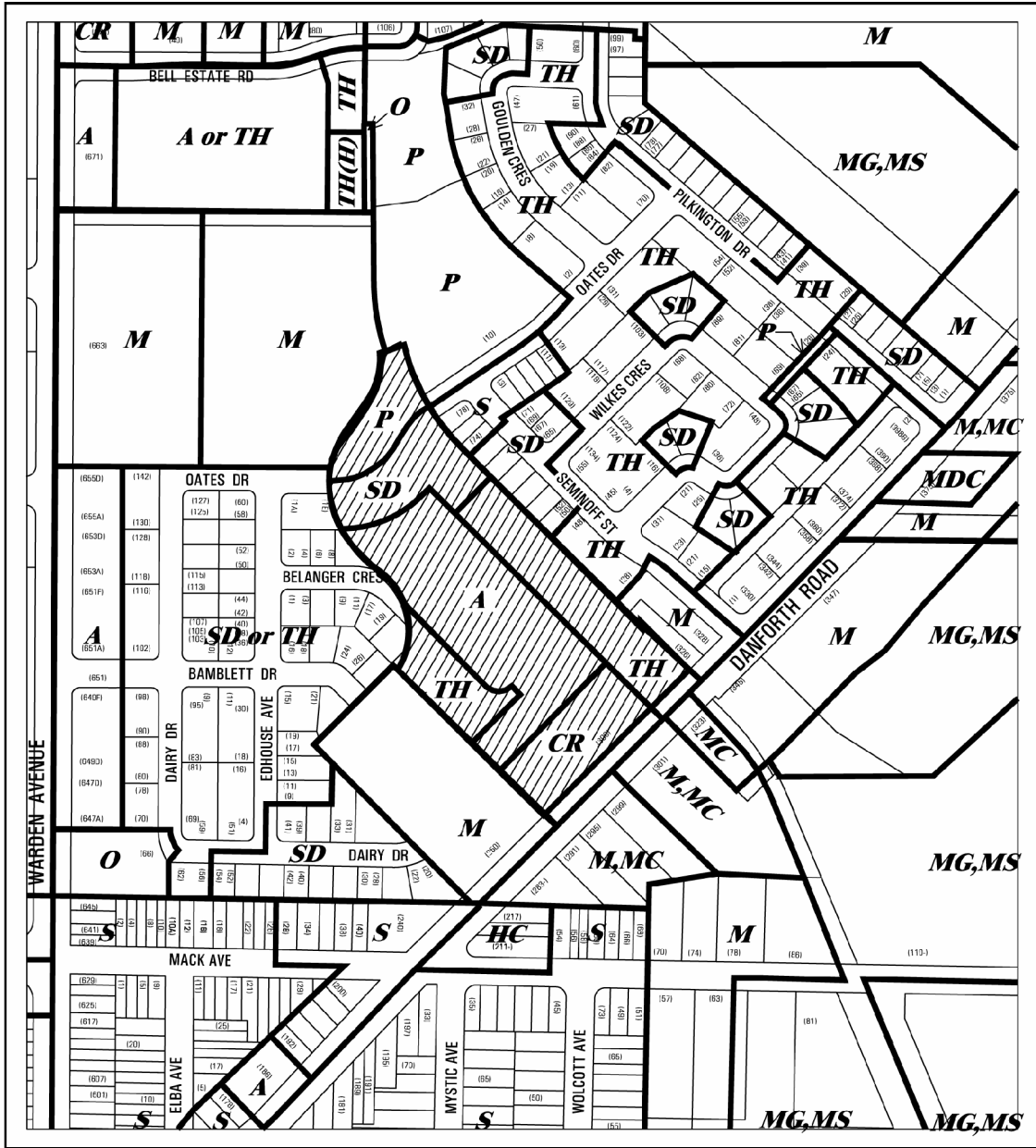
Applicant's Submitted Drawing

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12/29/05 →

300 Danforth Road

File # 05-110455 OZ and 05-188717 SB

Attachment 2: Zoning



Toronto City Planning
Division
Zoning

300 Danforth Road
File # 09-110484 0Z

- | | | |
|--|---|--|
| S Single-Family Residential | P Park | M Industrial Zone |
| A Apartment Residential | O Open Space Zone | MC Industrial Commercial Zone |
| SD Semi-Detached Residential Zone | (H) Holding Provision | MDC Industrial District Commercial Zone |
| TH Townhouse Residential Zone | CR Commercial / Residential Zone | MG General Industrial Zone |
| A Apartment Residential Zone | | MS Special Industrial Zone |

Warden Woods, Oakridge Community
and Oakridge Employment Bylaws
Not to Scale
03/17/09



Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	09 110484 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	February 18, 2009
Municipal Address:	300 DANFORTH RD		
Location Description:	CON B LOT 32 PLAN M572 BLK C RP R2710 PART 2 TO 8 **GRID E3507		
Project Description:	Application to amend the zoning by-law to permit approximately 286 dwelling units. This is a revision to a previous development approval (Application No. 05 110455 ESC 35 OZ), to adjust dwelling unit types and road pattern. It primarily involves eliminating the underground parking garage and replacing the stacked townhouse units with street townhouse units.		

Applicant:	Agent:	Architect:	Owner:
MICHAEL S MANETT PLANNING SERVICES LTD			1007328 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas & Neighbourhoods	Site Specific Provision:	
Zoning:	CR, SD, TH, A, Park	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	36648	Height:	Storeys:	2
Frontage (m):	145.69		Metres:	11
Depth (m):	300			
Total Ground Floor Area (sq. m):	7136			Total
Total Residential GFA (sq. m):	19874		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	19874			
Lot Coverage Ratio (%):	19.5			
Floor Space Index:	0.54			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	19874	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	106			

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