

**671 Warden Ave – Removal of Holding Provision (H)
Application – Final Report**

Date:	May 20, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	09 119680 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

A zoning amendment application has been filed which proposes the lifting of the Holding Provision (H) from the southeastern portion of the property at 671 Warden Avenue to permit the development of the lands with townhouse dwellings in accordance with the underlying zoning.

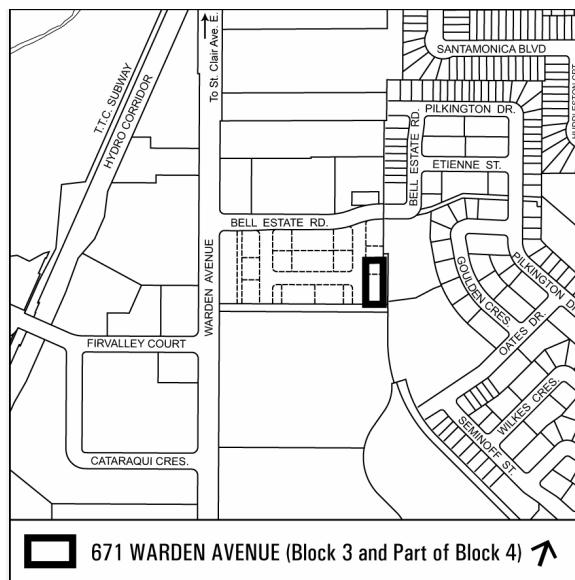
The proposed development of 671 Warden Avenue is no longer contemplated to be a primarily stacked townhouse development, and the subject lands are no longer required for visitor parking purposes.

This report reviews and recommends approval of the application to amend the zoning by-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Warden Woods Community Zoning By-law



- No. 950-2005 as amended by Zoning By-law No. 153-2006, substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 4.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Council approved Rezoning Application 04 195831 ESC 35 OZ and enacted Zoning By-law No. 153-2006 on February 2, 2006, which rezoned 671 Warden Avenue to permit a residential development and a portion of a stormwater management pond. At the time of the rezoning, a total of 174 residential units were proposed, consisting of 166 stacked condominium townhouses and 8 freehold street townhouses. A block in the southeastern portion of the site was contemplated to be used for 35 visitor parking spaces.

Subsequently, an alternative housing mix was proposed by Stafford Homes in which the overall unit count was substantially reduced. A total of 115 units are now proposed, including 30 stacked townhouses fronting on Warden Avenue, 83 lane and street freehold townhouses, and 2 reserve lots for future single detached dwellings (impacted by proposed turning circles pending redevelopment of the lands to the south).

Draft Plan of Subdivision Application 05 192790 ESC 35 SB for the whole of 671 Warden Avenue was draft approved on January 16, 2007. A subdivision agreement has been executed between Stafford Homes and the City.

ISSUE BACKGROUND

Proposal

The applicant has submitted a zoning by-law amendment application to amend Warden Woods Community Zoning By-law No. 950-2005 as amended by By-law 153-2006 to lift the Holding Provision (H) applying to the southeastern portion of the lands at 671 Warden Avenue (Block 3 and part of Block 4) to allow the development of 10 townhouse dwellings in accordance with the underlying zoning. Project information is provided in the Application Data Sheet – Attachment 3.

Site and Surrounding Area

The subject lands include two residential blocks on which 10 townhouse dwellings are proposed (Units 74 to 85), and a portion of the proposed public street (John Bell Crescent), as shown on the draft M-Plan of subdivision. The surrounding uses include:

North: TD Bank at 673 Warden Avenue, Ina Grafton Gage long term care facility at 40 Bell Estate Road (675 Warden Avenue), and the Bell Estate historic house at 80 Bell Estate Road (679 Warden Avenue).

South: industrial lands at 663 Warden Avenue.

East: stormwater management pond, park, residential subdivision (350 Danforth Road).

West: remainder of 671 Warden Avenue - proposed Stafford Homes residential subdivision.

Official Plan

Warden Woods Community Secondary Plan (Official Plan Amendment No. 1145)
City Council adopted Official Plan Amendment (OPA) No. 1145 to the Scarborough Official Plan, the Warden Woods Community Secondary Plan, on October 28, 2005.

The Warden Woods Community Secondary Plan designates the subject portion of 671 Warden Avenue as Neighbourhoods. The Secondary Plan provides for the use of the holding provisions of Section 36 of the Planning Act to ensure the orderly sequencing of development and appropriate municipal infrastructure and services. An application to remove the holding symbol through a by-law amendment must be supported by the appropriate plans and studies, and any appropriate conditions are to be secured in agreements between the owner and the City.

Toronto Official Plan

On July 6, 2006, the OMB issued Order No. 1928 bringing the majority of the new Official Plan into force and effect. In 2008 the OMB approved a modification to the Toronto Official Plan to add the Warden Woods Community Secondary Plan as approved.

Zoning

The subject portion of 671 Warden Avenue is zoned Townhouse Residential – TH(H) by the Warden Woods Community Zoning By-law No. 950-2005, as amended. The only use permitted prior to the removal of the Holding Provision (H) from the zoning is a parking lot providing visitor parking required for dwelling units in an apartment building within the remainder of the subdivision.

Exception 10 allows the Holding Provisions (H) to be removed from the subject portion of the lands, in whole or in part by amending by-law, to enable residential development to proceed, in accordance with the Secondary Plan, and having regard to the Warden Woods Urban Design Guidelines, subject to the owner demonstrating that sufficient parking will be available to satisfy visitor parking requirements for development within the remainder of the 671 Warden Avenue subdivision.

Site Plan Control

The site is subject to site plan control. The applicant has submitted Site Plan Approval Application 04 196850 ESC 35 for 30 stacked condominium townhouses, 83 freehold townhouses (including 19 lane and 64 street townhouses), and the 2 reserve lots. The application is under review.

Reasons for Application

The holding provision (H) needs to be removed to allow the lands to be developed in accordance with the underlying zoning.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

The majority of 671 Warden Avenue will be developed with freehold townhouses. An attached garage will be provided for each of these units in accordance with the zoning by-law, with visitor parking available on the driveway. The stacked condominium townhouses proposed to front onto Warden Avenue are considered to be an apartment building for the purposes of the zoning by-law, and are required to provide a minimum of 1.2 parking spaces per unit (including 1.0 resident and 0.2 visitor spaces). The applicant is proposing to provide 2 parking spaces per stacked townhouse unit, including visitor parking provided in tandem on the private driveway at the rear of the units.

Accordingly, the subject blocks of 671 Warden Avenue are no longer required for visitor parking. It is appropriate for Council to amend the Warden Woods Community Zoning By-law to remove the Holding Provision (H) from the subject lands. The text and mapping for Exception 10, which will no longer have any effect, can also be deleted.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

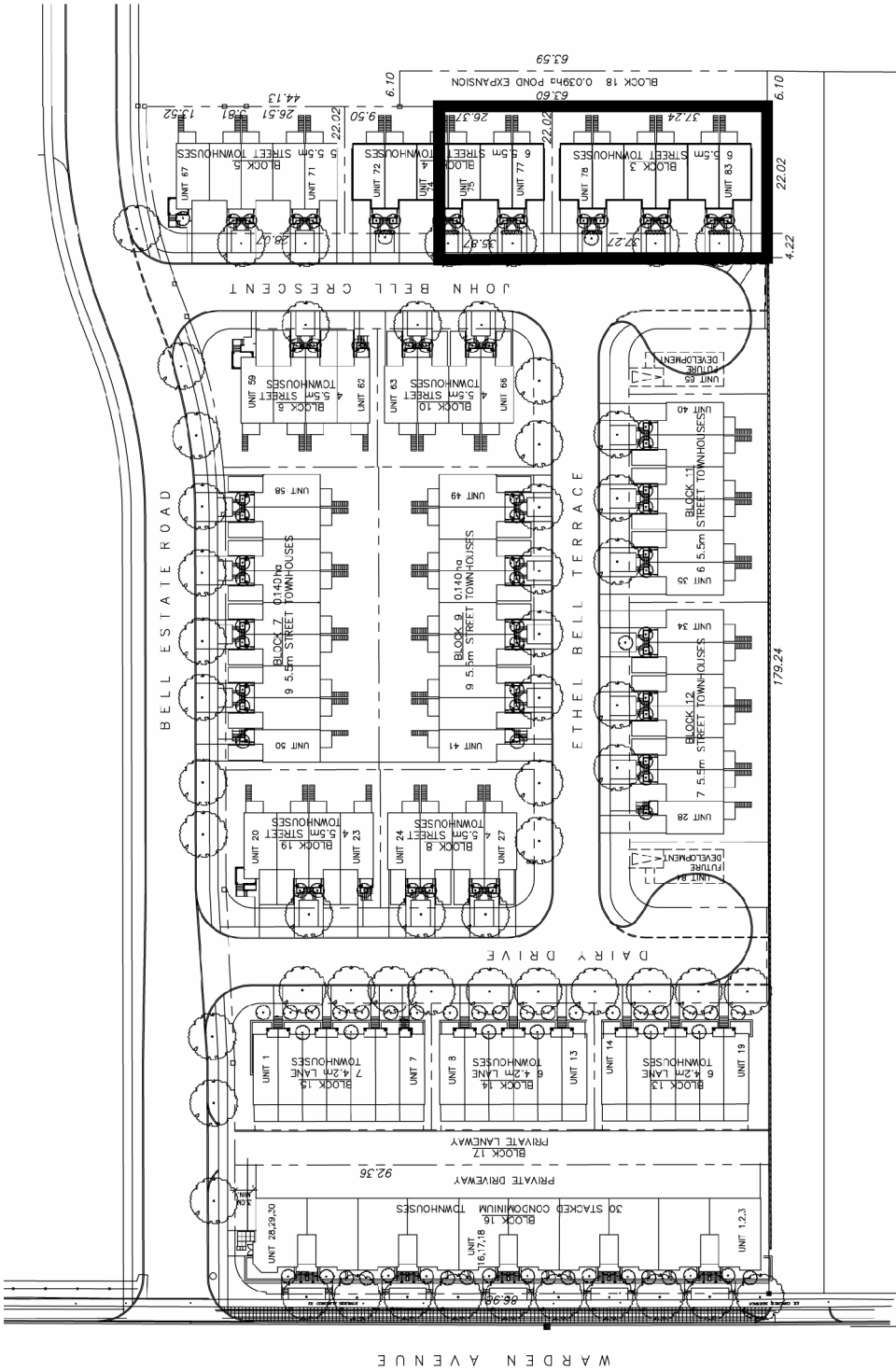
Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3 Application Data Sheet

Attachment 4: Draft Zoning By-law Amendment

Attachment 1: Site Plan



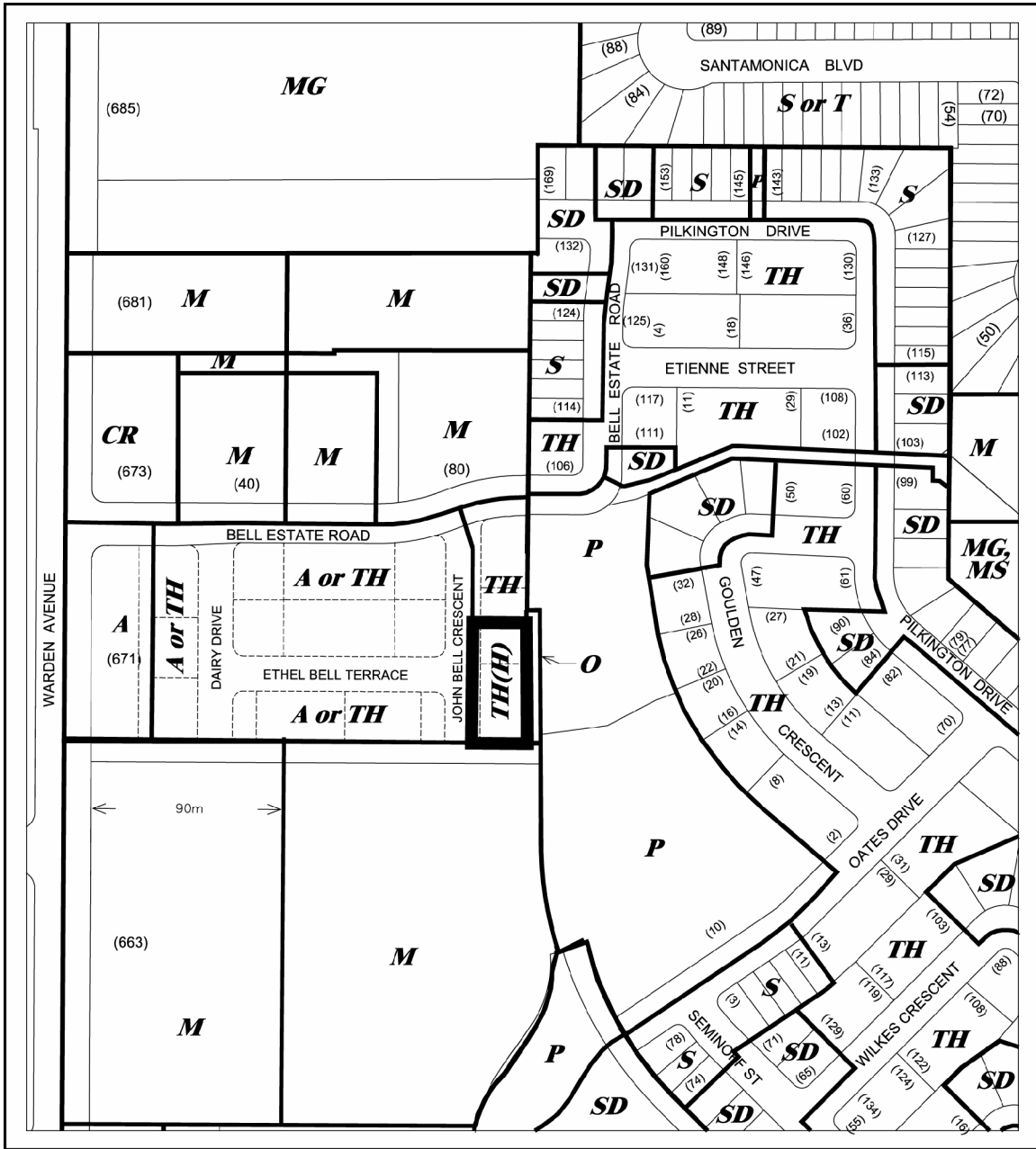
Site Plan 671 Warden Avenue (Block 3 and Part of Block 4)

Applicant's Submitted Drawing

Not to Scale
4/8/09

File # 09-119680 0Z

Attachment 2: Zoning



TORONTO City Planning
Division
Zoning

671 Warden Avenue (Block 3 and Part of Block 4)

File # 09-119680 0Z

S Single - Detached Residential Zone
SD Semi - Detached Residential Zone
TH Townhouse Residential Zone
A Apartment Residential Zone

P Park
O Open Space Zone
(H) Holding Provision

M Industrial Zone
MG General Industrial Zone
MS Special Industrial Zone

Warden Woods Community and
Oakridge Employment District By-laws

Not to Scale
↑
04/09/09

Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	09 119680 ESC 35 OZ
Details	Rezoning, Lifting the Hold	Application Date:	March 24, 2009

Municipal Address: 671 WARDEN AVE
 Location Description: CON B PT LOT 32 RP 66R21877 PARTS 24 37 41 AND 50 **GRID E3507
 Project Description: Amend Zoning By-law No. 950-2005 as amended by By-law No. 153-2006 to remove the Holding Symbol (H) from 2 residential blocks and a portion of a proposed public street (John Bell Crescent) to permit the development of 10 townhouse dwellings.

Applicant:	Agent:	Architect:	Owner:
THE GOLDMAN GROUP	JAMES COX		STAFFORD HOMES LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	Warden Woods Secondary Plan
Zoning:	TH (H)	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	820.36	Height:	Storeys:	0
Frontage (m):	32.27		Metres:	0
Depth (m):	22.02			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0
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:	0
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	10

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: Ruth Lambe, Senior Planner
TELEPHONE: (416) 396-7037

Attachment 4: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend City of Toronto Zoning By-law No. 950-2005, as amended,
to remove the holding symbol (H) with respect to the lands
known municipally in the year 2008 as 671 Warden Avenue.**

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule “A” of the Warden Woods Community Zoning By-law No. 950-2005 is amended by removing the holding symbol (H) from the lands shown on the attached Schedule '1'.
2. Schedule “C”, **EXCEPTIONS LIST** and the accompanying Schedule “C” map of the Warden Woods Community Zoning By-law No. 950-2005, are amended by deleting Exception No. 10.

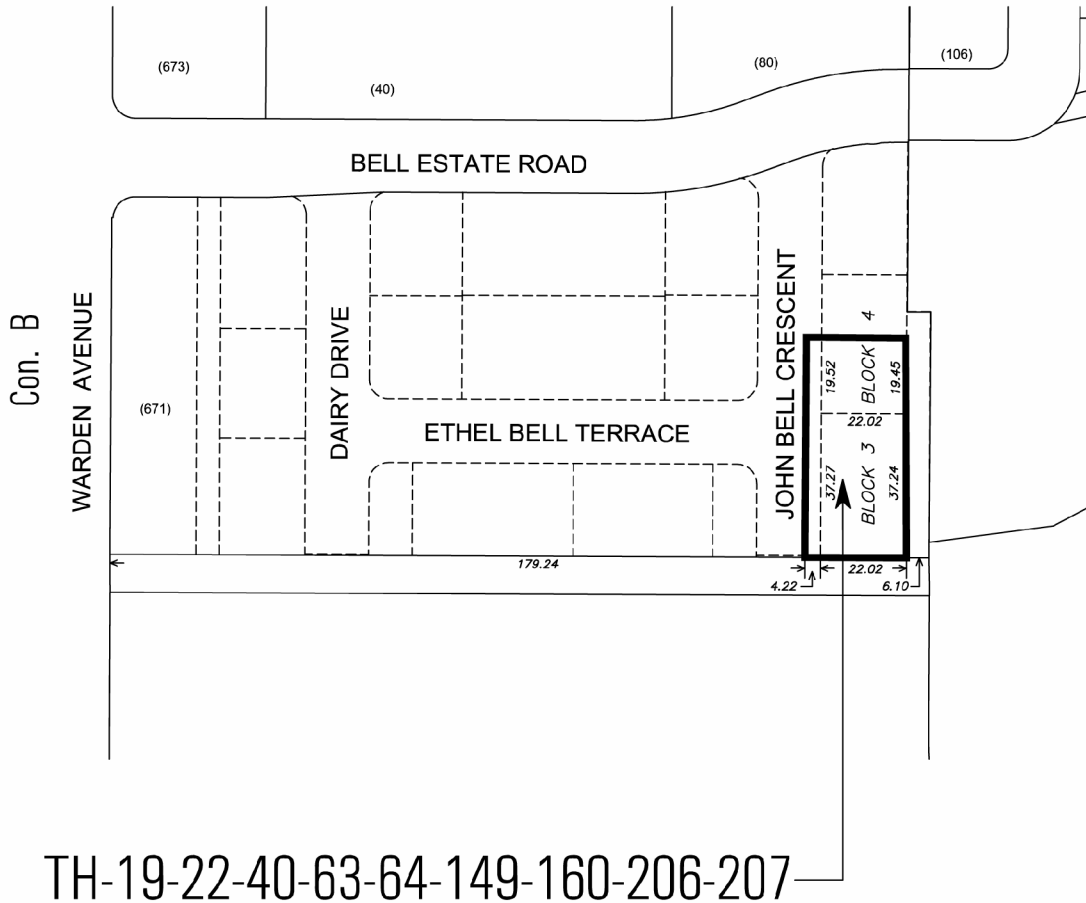
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'
Lot 32



TH-19-22-40-63-64-149-160-206-207



Zoning By-Law Amendment

671 Warden Avenue (Block 3 and Part of Block 4)

File # 09-119680 OZ



Area Affected By This By-Law

Warden Woods Community By-law
Not to Scale
04/09/09

