



STAFF REPORT ACTION REQUIRED

East Side of Staines Road, South of Steeles Avenue East – Rezoning Application – Preliminary Report

Date:	October 19, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough-Rouge River
Reference Number:	09 159673 ESC 42 OZ

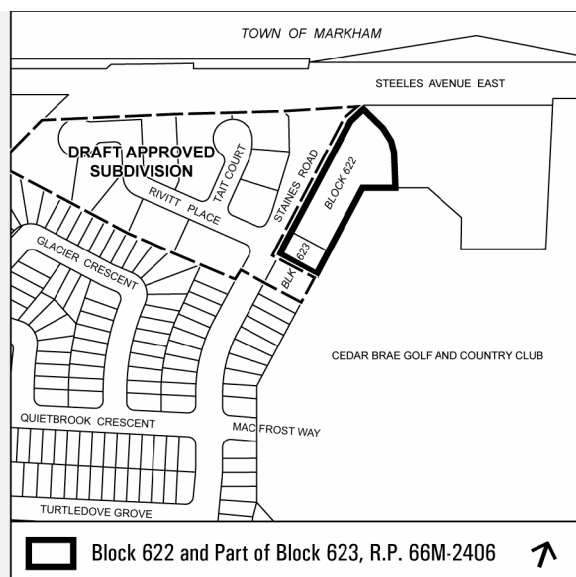
SUMMARY

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 develop the subject lands for 16 townhouses. Each townhouse will front onto Staines Road and access to the townhouses is proposed by a rear public lane. The lands are located on the east side of Staines Road, immediately south of Steeles Avenue East.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications 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 will be prepared and a public meeting will be scheduled once all the identified issues have been satisfactorily resolved.



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

The subject lands are one of the remaining undeveloped parcels within the Morningside Heights Community for residential development. These lands were previously given draft plan approval and were registered in 2003 as plan 66M-2406.

More recently, the subject lands were included in further planning applications: rezoning application (06 180719 ESC 42 OZ) and draft plan of subdivision application (06 180725 ESC 42 SB) that applied on both sides of Staines Road, immediately south of Steeles Avenue East. The subject lands, which at that time contemplated 17 freehold townhouses with a common elements driveway, were subsequently excluded from the applications in order to address specific access and servicing issues. Specifically, the access issue related to providing access from Staines Road to the adjacent residential property (Frost residence) to the east.

City Council, on December 11, 12, and 13, 2007, amended the zoning by-law for only the lands on the west side of Staines Road, deferred consideration of the rezoning of the subject lands and recommended draft plan of subdivision, excluding the subject lands. City Council also directed staff to meet with Ms. Frost and the Morningside Heights landowners for a resolution on the access issue to the Frost property.

In attempting to address the access and servicing matters, the applicant has filed a rezoning application (09 159673 ESC 42 OZ) and a draft plan of subdivision application (09 159697 ESC 42 SB).

Pre-Application Consultation

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing to rezone the subject lands to provide for a 16-unit townhouse development within three blocks. Access to the development is contemplated from a short 16.5 metre public right-of-way from Staines Road which becomes an 8.3 metre public lane right-of-way that would terminate in a cul-de-sac. The right-of-way would contain a 6.0 metre pavement width. A 0.3 metre reserve is proposed along the easterly side of the lane.

Each townhouse would contain an integral garage that would be accessed from the rear public lane. No vehicular access is proposed from Staines Road. The proposed rear public lane would also provide access to the existing adjacent property to the east containing a single-family dwelling (Frost residence). The applicant has indicated that this public lane could be widened to a 16.5 metre road right-of-way width in the future should the adjacent golf course lands be redeveloped.

Site and Surrounding Area

The subject 0.48 hectares (1.1 acres) are located at the southeast corner of Staines Road and Steeles Avenue East. Steeles Avenue East in this location is a 2-lane arterial road. The lands are occupied by a sales pavilion, parking area and construction trailer. Access to Staines Road from the adjacent residential property to the east (Frost residence) is currently accommodated through the subject property. A gas easement is also located along the north-easterly limits of the lands, extending from Steeles Avenue East. The proposed development is illustrated on Attachment 1, Site Plan. Specific details for the subject proposal are contained in Attachment 3, Application Data Sheet.

Located on the north side of Steeles Avenue in the Town of Markham, is agricultural land. To the east of the subject property are located a single-family dwelling and the Cedarbrae Golf and Country Club. Immediately to the south of the subject property are single-family dwellings fronting Staines Road. A future residential townhouse development and the CPR line are located to the west.

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 property is designated as Neighbourhoods. Within the Morningside Heights Secondary Plan, this designation provides for lower scale residential uses limited to detached, semi-detached and street townhouse dwellings, with all lots having individual frontage on a public street. In certain locations, block townhouses and similar low scale housing forms to a maximum height of four storeys and a maximum density of 100 units per hectare are allowed.

The Secondary Plan requires provision of satisfactory noise and air quality conditions for all residential developments and provides guidance for the implementation of urban design principles that govern development within Morningside Heights.

The Secondary Plan's Site and Area Specific No. 1 applying to the subject lands requires developments to make provision for the future road widening and grading to accommodate the reconstruction of Steeles Avenue in accordance with the Environmental Assessment.

The Official Plan includes Public Realm policies which state that new streets should be public streets. Public streets will be designed to, among other matters: provide connections with adjacent neighbourhoods and promote a connected grid of streets that offers travel options; provide access and addresses for new developments; allow the public to freely enter without obstruction; create adequate space for matters such as utilities and utility maintenance; and, provide access for emergency vehicles. The design standards for new public local streets including public rear lanes, are contained in the Council approved Development Infrastructure Policy and Standards (DIPS).

Zoning

The subject lands are zoned Multiple-Family Residential (M) Zone which permits single and semi-detached dwellings, townhouses and street townhouse dwellings, multiple-family dwellings, day nurseries, group homes and correctional group homes.

Site Plan Control

The subject property is not under site plan control.

Ravine Control

The Ravine Control By-law does not apply to the subject property.

Tree Preservation

An arborist report was not submitted with the application.

Reasons for the Application

The applicant is seeking to rezone these lands from Multiple-Family Residential (M) Zone to Street Townhouse-Lane Residential (ST-L) Zone and to establish appropriate development standards for the proposal.

Provided the proposal is found to be in compliance with the Official Plan and all relevant Official Plan policies, an official plan amendment will not be required.

COMMENTS

Application Submission

The planning rationale was submitted with the application. No other supporting documentation was provided.

A Notification of Incomplete Application, dated September 25, 2009, was issued and identified the outstanding material required for a complete application submission as follows: additional fees required for the rezoning application, a noise report and archaeological information and assessments relating to the subdivision application.

Issues to be Resolved

Public Rear Lanes – Development Infrastructure Policy and Standards (DIPS)

On December 5, 6 and 7, 2005, City Council adopted a set of harmonized public street design standards to meet the objectives of the Official Plan policy of requiring public streets in order for the City to provide municipal services. For new townhouse developments and subdivisions, these design standards enable City services such as: curbside garbage collection; snow removal; street repair and maintenance; water and sewer maintenance; and, Fire Services. The DIPS design standards for the smallest public streets enabling certain City services are rear public lanes. These lanes contain a pavement width of 6.0 metres and are designed to provide vehicular access to rear parking garages or parking areas located at the rear of the dwelling, and to accommodate street lighting and drainage. No sidewalks or boulevards are accommodated within these rights-of-way and no other municipal infrastructure is permitted. In some exceptional circumstances, City garbage collection may be provided.

The current proposal will be reviewed in the context of the Official Plan policy and Council's adopted DIPS criteria for public rear lane developments.

Site Servicing

As noted earlier, site servicing for the subject lands remained unresolved when the lands were within the previous draft plan of subdivision application which included the lands on the west side of Staines Road. The applicant is currently proposing two options to service the subject lands. Both options contain some level of servicing within the proposed rear public lane. Neither option, however, meets DIPS as sewers are not permitted within rear public lanes. Site servicing and servicing alternatives would need to be assessed in order to ensure that appropriate servicing of these lands is achieved.

Access

Access to the development is proposed from Staines Road by a 16.5 metre public road which becomes an 8.3 metre public lane at the rear of the proposed townhouses. A 0.3 metre reserve within the proposed right-of-way would provide the City with the ability to control access to the adjacent lands. This public right-of-way is also proposed to provide access to the adjacent residential property to the east (Frost residence). Staff will review the proposed right-of-way widths and the impact they may have on any potential development of the adjacent lands.

As also noted earlier, access to the adjacent property (Frost residence) was raised during the previous 2006 planning applications which included the subject lands. Staff, as directed by City Council in December 2007, did convene a meeting with the affected landowners, however, further discussions are required. Staff will continue to meet with the affected landowners in order to find a resolution to this issue.

Urban Design

Staff will review the proposed development in terms of the infill townhouse guidelines and the Morningside Heights architectural design guidelines. To this end, building elevations will be required to be submitted to ensure a strong building edge and appropriate relationship to Staines Road. Any specific development standards that may be required to implement the design criteria will be included in any proposed zoning by-law Bill.

Other Matters

The applicant will need to submit the outstanding information and fee in order for the application to be deemed complete and to post the application signage on the property. Staff are reviewing the application and should additional issues be raised or technical reports required as a result of the comments from the technical review agencies, these matters would need to be addressed.

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 may be identified through the review of the application, agency comments and the community consultation process. All matters and issues will need to be resolved prior to the scheduling of the Public Meeting at Community Council.

CONTACT

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SIGNATURE

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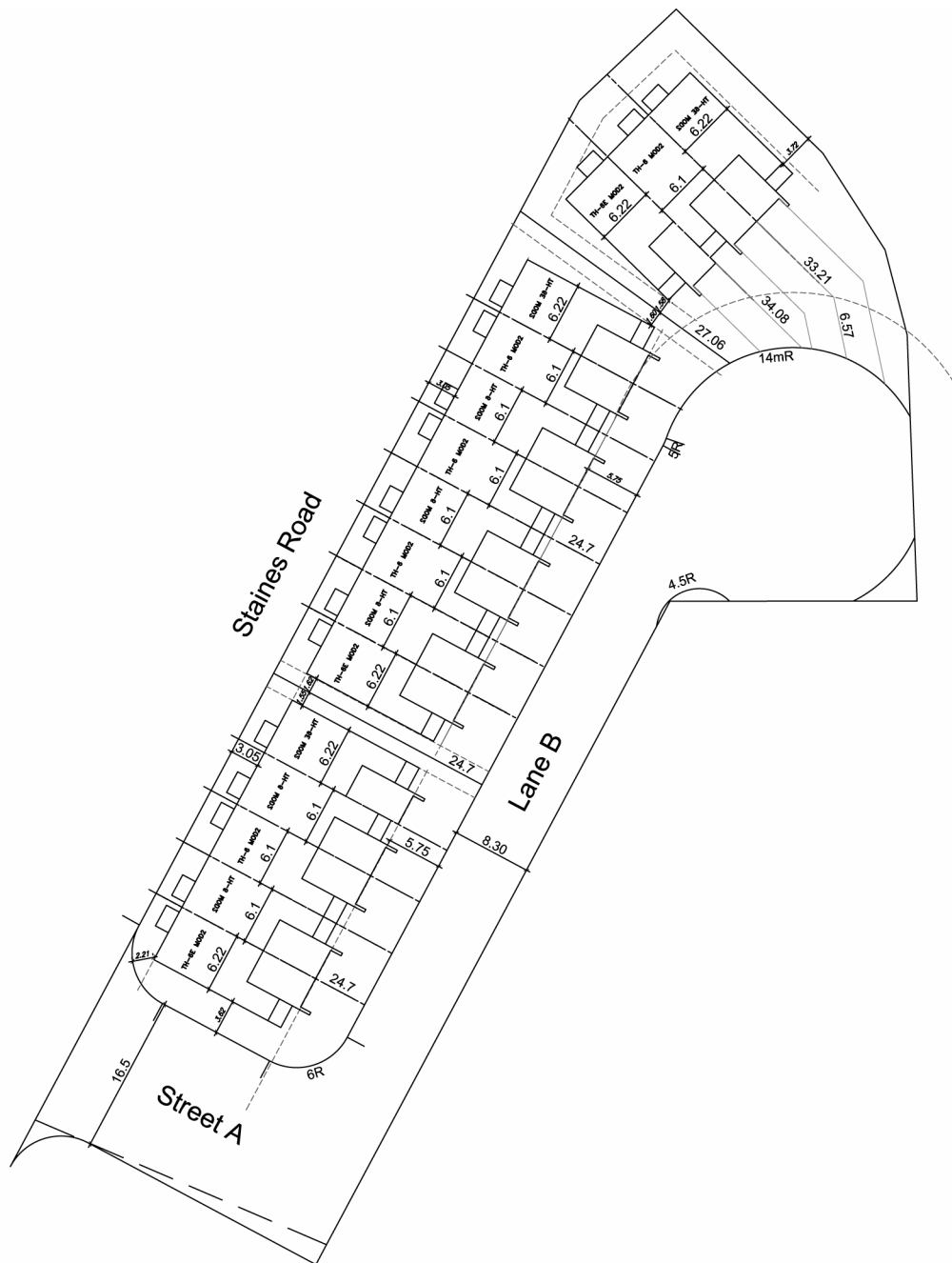
ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

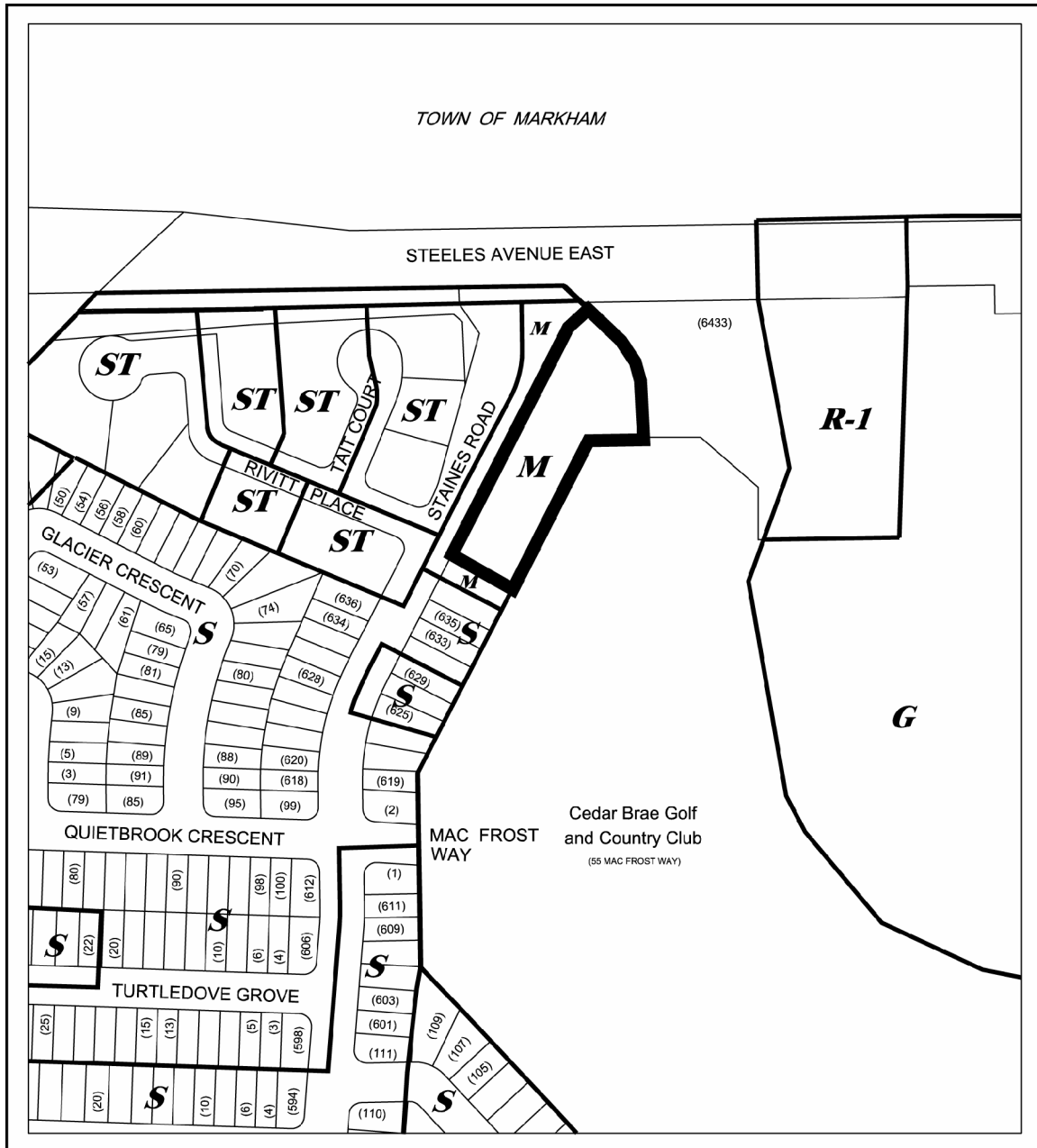
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Block 622 and Part of Block 623, R.P. 66M-2406

File # 09-159673 OZ

Attachment 2: Zoning



Toronto City Planning
Division
Zoning

Block 622 and Part of Block 623, R.P. 66M-2406

File # 09-159673 0Z

S Single Family Residential
ST Street Townhouse Residential
M Multiple Family Residential

R Rural Residential Zone
G Golf Course Zone

Morningside Heights Community By-law
Not to Scale
10/1/09



Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	09 159673 ESC 42 OZ
Details	Rezoning, Standard	Application Date:	August 19, 2009

Municipal Address:	0 STAINES RD E/S
Location Description:	PLAN 66M2406 BLK 622 **GRID E4202
Project Description:	Rezoning to amend the existing townhouse provisions to permit 3 blocks containing 16 street townhouses with rear access off a public lane.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			554056 ONTARIO LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Secondary Plan Provision:	No. 1
Zoning:	Multiple-Family Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	4770	Height:	Storeys:	2
Frontage (m):	144		Metres:	14.5
Depth (m):	33			
Total Ground Floor Area (sq. m):	1280			Total
Total Residential GFA (sq. m):	2640		Parking Spaces:	32
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2640			
Lot Coverage Ratio (%):	26.83			
Floor Space Index:	0.55			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:			Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2640	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:	16	Institutional/Other GFA (sq. m):	0	0
Total Units:	16			

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