



STAFF REPORT ACTION REQUIRED

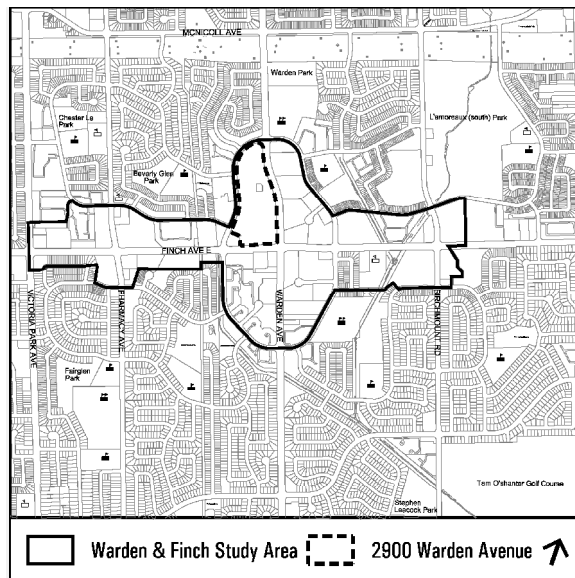
Finch Warden Area Revitalization Study & 2900 Warden Avenue Official Plan and Zoning By-law Amendment – Status Report

Date:	December 16, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 39 & 40 – Scarborough-Agincourt
Reference Number:	08 186879 ESC 39 TM, 08 143653 ESC 39 OZ and 09 165304 ESC 39 OZ

SUMMARY

This report presents the draft findings of the Finch Warden Area Revitalization Study. The study is a community vision and implementation strategy to guide future development in this area, in keeping with the planning objectives of Toronto’s Official Plan. This report recommends that staff move forward to finalize the study and that all current and future applications within the study area be evaluated within this context and other applicable Official Plan policies.

This report also outlines the status of the Official Plan and zoning by-law amendment applications at 2900 Warden Avenue (Bridlewood Mall). This report directs staff to continue discussions with the applicant and the community to resolve outstanding issues, and report back to Community Council with a final report.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to finalize the Finch Warden Area Revitalization Study in accordance with the discussion in this report.
2. Staff be directed to continue to evaluate and process the proposed official plan amendment for 2900 Warden Avenue and zoning by law amendment application within the framework established by the study.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of April 8, 2008, Scarborough Community Council requested that the Director, Community Planning, Scarborough District, to undertake an area revitalization study for the Finch Warden area. The study was to consider mixed use sites in the area with potential for intensification and revitalization and recommend a framework for future redevelopment that City Council can use as a guide for consideration of individual redevelopment proposals, including the proposal for 2900 Warden Avenue.

COMMENTS

Finch Warden Area Revitalization Study

The study area includes sites fronting on, or in close proximity to, Finch Avenue East between Victoria Park Avenue and Birchmount Avenue. A map showing the study area is included as Attachment 1.

The purpose of the Finch Warden Area Revitalization Study is to outline a community vision and establish parameters for redevelopment/intensification of the study area. Specific attention is paid to the existing context to determine appropriate heights, as well as to identify improvements to parks, transportation, and community and social service infrastructure needs and opportunities.

The Finch Warden Area Revitalization Study creates a vision for the renewal and enhancement of the area. The vision for this revitalization area is intended to guide development and encourage private and public reinvestment. To implement this vision, design guidelines have been proposed to guide development in the area in accordance with a community vision.

Applications

Currently only one major development application is under review with the City Planning Division within the area study boundary, that being the application at 2900 Warden Avenue (Bridlewood Mall). The status of the application review is discussed in detail in

this report. In addition, an application for site plan approval has also recently been submitted by the First Alliance Church located at 3250 Finch Avenue East for an expansion to the existing place of worship.

Study Team

The revitalization study for the area around Finch and Warden was initiated by the City Planning Division as directed by City Council and in consultation with various other internal divisions and external agencies. As a community based study, a working group comprised of area residents, the Bridlewood Mall owners, the two local councillors, and other interested stakeholders was established to lead the initiative and develop a community vision.

City Divisions involved include Technical Services Division, Toronto Water, Transportation Services, Parks, Forestry and Recreation, while external agencies included Toronto Hydro, Toronto Police Services, the Toronto District School Board (TDSB), and Toronto Catholic District School Board (TCDSB).

Community Involvement

In September 2008, a Community Consultation meeting was held to introduce the study to the community. Out of this meeting a working group began to form. This group included area residents, ratepayer heads, business owners, social service providers, local Councillors, and City staff. The working group held its first formal meeting on October 21, 2008.

As representatives of the larger community, the working group identified the community needs, the issues of importance for the community, opportunities and challenges for revitalization, and provided overall guidance for the study.

A total of 13 meetings occurred between September 2008 and October 2009 to discuss the Finch Warden Area Revitalization Study, nine of which involved only the working group members, while the remaining four meetings involved the entire community. The working group meetings focused on topics including: strengths, challenges and opportunities; community safety; traffic and transportation; existing water, sewer and hydro infrastructure; demographics; community services and facilities; urban form; the environment; and the drafting of the vision for the study area. The working group helped guide the study process and provided local insight and feedback to the staff team.

The broader community consultation meetings, attended by approximately 200-300 people, were held to solicit opinions and provide feedback. An “open house” format was used during one of the meetings and provided the broader community the ability to interact, ask questions, and view a preliminary version of the final draft Area Study.

In order to better understand the Finch Warden community, staff organized a walking/driving tour of the area on November 15, 2009. All working group members were invited and approximately 15 participated in the event.

On February 7, 2009 the working group and members of the community attended a one day design charette entitled “Hopes, Dreams, and Fears”. The purpose of the one day event was to allow attendees to express their views both verbally and graphically and to identify potential improvements/upgrades to the area. The design charette was broken up into 2 parts, with the morning session dealing with the working group’s “hopes, dreams and fears” for their community. In the afternoon session working group members developed their own design vision for the community, including a brief presentation describing their vision. The sessions were facilitated by the City’s Public Consultation Unit. A number of conceptual plans were drafted and informed the Urban Design Guidelines . All study information including staff presentations and meeting notes were made available on the City’s website and have been updated throughout the study. This page is found at http://www.toronto.ca/planning/finch_warden.htm

The draft Area Study was formulated through healthy debate on various issues, particularly centering around heights, density and availability of services. The comments and suggestions made throughout the process by the working group and broader community were used to develop and refine the Area Revitalization Study. The final draft plan moved forward based on a majority consensus. The final draft of the study was presented at the ninth working group meeting held on June 11, 2009, and the Community Consultation Meeting held on October 6, 2009.

Area Study Format

A draft of the Finch Warden Area Revitalization Study is attached to this report as Attachment 2: Finch Warden Area Revitalization Study (draft dated December 2009). The Area Study has been organized into 6 chapters: 1. Introduction and Context; 2. The Finch Warden Community; 3. Inventory of Existing Conditions; 4. Issues Identification by the Community; 5. Revitalization Plan/Vision; and, 6. Ryerson Case Study.

Chapter 1 outlines the study context, process and those involved. This chapter also provides the policy context used to help guide the study. Chapter 2 provides detailed information pertaining to the Finch Warden community and provides a closer look at the areas historical context, the area character, and demographic information. Chapter 3 provides an inventory of existing conditions related to schools, libraries, recreation facilities, transportation and physical infrastructure. This chapter was prepared with the assistance of City departments and agencies. Chapter 4 outlines the major issues that have been raised by the community including, seniors issues, affordable housing, availability/reliability of hydro, basement flooding and inadequate infrastructure. This chapter was prepared exclusively by the working group in consultation with the larger community. Chapter 5 identifies the community vision and outlines the revitalization plan. It also establishes guiding revitalization principles for development. This chapter, which provides the details to how the vision will be achieved, will be discussed in greater detail below. Chapter 6 was included to provide an explanation of the involvement with the Ryerson School of Planning and the working group members on a specific application at 2900 Warden Avenue.

The Community Vision

A community vision was drafted and refined by the members of the working group over the course of the study and focused on articulating the desires of the Finch Warden community over the next 10-20 years. The vision statement reads as follows: “To be a desirable community for people to live, work and play by enhancing our diverse residential, retail and commercial character”. Significant elements of the Area Study which will assist in implementing the vision are discussed below.

Urban Design Guidelines and Conceptual Plans

The draft urban design guidelines and conceptual plans for the Finch Warden Area Revitalization Study are found in Chapter 5. The urban design guidelines are an important tool to guide development and reinvestment within the area.

The urban design guidelines are intended to guide the design and organization of the built environment in the study area. The guidelines contain specific recommendations on building massing and design, streetscapes and pedestrian activity, and improvements to the public realm including streetscapes, and parks and open spaces.

The draft Study illustrates the “vision” or development framework for the revitalization of the study area through the conceptual plans. They contemplate potential new and improved pedestrian connections, additional traffic signals, new planting strips on Finch Avenue East and Warden Avenue, a potential “public square” at the northwest corner of Finch Avenue East and Warden Avenue, and improvements to the existing community facilities in the vicinity including schools, parks and recreational facilities.

The plans located in Chapter 5 of the Area Study are intended to be conceptual only. They provide guidance for potential new residential and commercial developments, but do not seek to establish specific heights or densities. Development will also be guided by the policies of the Official Plan, and zoning regulations.

Transportation and Streetscape Improvements

Traffic conditions in the area, particularly at the Finch Warden intersection, and the traffic impacts of new developments, were identified as a significant concern for the community. Participants expressed the need for the widening of area roads and sidewalks and the desire for improved and more frequent public transit service.

The draft Study identifies the introduction of new traffic signals on Warden Avenue approximately mid-way between Finch Avenue and Bridletowne Circle (south); and several pedestrian crosswalks along Finch Avenue East between Pharmacy Avenue and Birchmount Road. The proposed traffic signal and pedestrian crosswalks will serve pedestrians, and will allow more places for pedestrians to safely cross the road.

The draft Study proposes that planting within the right-of-way be installed on Finch Avenue East and Warden Avenue between the traffic signals. These additional trees/planters will greatly improve the appearance of the arterial roads. The City will also encourage the planting of street trees adjacent to public boulevards.

Improved Pedestrian Connections

There is a large amount of open space surrounding the study area, including public parks and ravines, school grounds and the Hydro corridor. This open space is not as well used as it could be, and there is a clear need to improve pedestrian connections to these facilities. Comments made at the working group meetings included the need for better connections between the four quadrants at the intersection of Finch and Warden.

The draft Area Study promotes improved pedestrian connections from the residential communities to the surrounding green spaces and between the Bridlewood Mall and sites surrounding it. The study also seeks to provide a better connection to the existing watercourse and to the hydro corridor, both running north and south to the residential community and greenspaces. Trees should be planted along Bridletowne Circle and Finch and Warden Avenues to provide a “green edge” that enhances the pedestrian environment.

Public Square

The draft Finch Warden Area Revitalization Study proposes a public square as an outdoor gathering place for the community. Whether publicly or privately owned, this square should provide publicly accessible open space acting as a focal point for the entire Finch Warden Revitalization Area. This new public square will help foster a sense of community, and is an important element contributing to the fulfillment of the Finch Warden “vision”.

The public square should be in a central location, ideally at the intersection of Finch Avenue East and Warden Avenue, although it could potentially be developed in another prominent location near the intersection. The Area Study envisages the development of the square at the northwest corner of Finch Avenue East and Warden Avenue, on a portion of the Bridlewood Mall site, assuming that the remainder of that site would be combined with a future mixed use development.

Community Services and Facilities

Community Services and Facilities (CS&F) are part of a healthy neighbourhood that help meet the everyday needs of local residents and make the area attractive for future development. For the Finch Warden Area Revitalization Study a review of schools, child care facilities, libraries, community centres, parks and open spaces was undertaken to identify service provision issues and assist in determining CS&F improvements. The CS&F review covers a larger geographic area than the Finch Warden study area as service areas vary widely. Programs and services provided locally by human service agencies were also examined. The information collected from the review will be comprehensively analyzed and the results and recommendations will be set out in a CS&F study which will be attached to the final Finch Warden Area Revitalization Study.

In 2005, the Strong Neighbourhoods Task Force designated the Steeles-L'Amoreaux area as one of 13 priority areas. The Finch-Warden study area falls within this Priority Area which is targeted for investment, in part due to lack of community services facilities, poverty and underemployment, settlement of new immigrants, and higher incidence of

youth violence. There have been some steps taken to address the challenges faced by residents in this priority area, but there is more work to be done.

The final CS&F study will identify improvements needed to enhance the quality of life for current and future area residents which may include an expanded library, the creation of a community hub, more subsidized child care, more flexible community space, seniors affordable housing and expanded schools as recommended by the working group.

Parks and Open Space Initiatives

The Parks, Forestry and Recreation service area extends north to Steeles Avenue, south to Hwy 401, west to Don Mills Road and east to Brimley Road. Within this area public parks range from small natural areas and local playgrounds to large active community parks. Local passive type parks feature playgrounds and splash pads and passive seating areas. Private open spaces, particularly those which are publicly accessible, also play a key role in augmenting the supply of greenspace. Approximately 60% of the parks within the area are active type parks that include features such as sports fields, ball diamonds, a community centre, soccer fields, ball diamonds, tennis courts, and cricket pitches.

L'Amoreaux North and South Parks are the largest parks in the area at about 31 and 27 hectares, respectively. They feature a community centre, soccer fields, ball diamonds, sports complex, indoor tennis courts, waterplay area, playground, and an outdoor pool.

The draft Area Study encourages the renewal of the existing Christie Cemetery located adjacent to the Bridlewood Mall on Warden Avenue. Suggestions have been made to increase the prominence and size of the soft landscaping around the cemetery which could include benches, lighting, and fountains.

The community has also suggested improved connections with and access to local ravines parks, hydro corridors and other areas providing amenities to the community.

The draft Area Study also promotes improved pedestrian connections to the former hydro corridor extending from the north to the south areas of the study area. This suggestion has also been made for the hydro corridor adjacent to McNicoll Avenue just outside the study area which is recognized as a potential transit corridor in the Official Plan. It has been suggested that a portion of hydro corridor could be used for growing crops for a community garden, or could provide a new future transit corridor. Initiatives for community uses in the hydro corridor can be pursued within the framework of the existing Official Plan policies for secondary uses in utility corridors.

Area Study- Next Steps

Prior to holding a community meeting to present a final draft version of the Finch Warden Area Revitalization Study, the working group met to discuss and finalize a draft. At this meeting held on June 11, 2009, the working group arrived at a majority consensus and finalized the draft study for the next community consultation meeting. The draft Finch Warden Area Revitalization Study was presented to the community at large on

October 6, 2009, by staff and members of the working group. Approximately 200 people attended. Residents were provided with a brief presentation and then had an opportunity to provide their comment. Much of the evening revolved around concerns of height and density, especially on the 2900 Warden Avenue site (Bridlewood Mall). Many members of the public and a few of the working group members wanted maximum heights and densities to be identified in the study. Members of the working group, as they had stated throughout the entire process, also maintained their concern regarding existing services and infrastructure and wanted to ensure that any new development addressed these issues.

The Finch Warden Area Revitalization Study is still in draft form as a result of the community feedback. Staff recommend that discussions continue with the working group on the issues of height and density to finalize the draft Study document.

Finalizing the Area Study will move the revitalization of the Finch Warden area forward. It will provide the framework for co-ordinated, long term incremental reinvestment in public infrastructure and private property that will renew the area over time.

STATUS OF CURRENT APPLICATION AT 2900 WARDEN AVENUE

The following discussion outlines the current status of the major application in the Study area at 2900 Warden Avenue (Bridlewood Mall).

Site and Context

The Bridlewood Mall site is approximately 9.4 hectares (23 acres) in area and is bounded by Warden Avenue to the east, Finch Avenue East to the south and Bridletowne Circle to the west. The site gradually slopes from north to south and west to east and is developed with an existing 2-level mall constructed in 1975 ("Bridlewood Mall") with a large asphalt parking lot that surrounds the perimeter of the site.

The northern portion of the site is developed with a 1-storey former post office building which is also surrounded by asphalt parking. The former post office building was being used by St. Paul's Community Services for Senior's until July, 2009. This building will be demolished as part of the subject application.

There is a small cemetery (Christie's Methodist Cemetery 1849-1917) located at the east side of the mall building in front of the Price Chopper.

The parcel of land at the north-east corner of Finch Avenue East and Bridletowne Circle is under separate ownership and not part of the subject lands and is developed with a 1-storey commercial plaza. The site falls entirely within the Finch and Warden Study Area. The following is a description of the surrounding area

- North: North of Bridletowne Circle, townhouses, detached homes.
- South: South of Finch Avenue East, several multi-storey apartment buildings ranging in height from 7 to 16 storeys including seniors housing, the St. Paul's L'Amoreaux Complex, church and cemetery.

- East: East of Warden Avenue, several multi-storey apartment buildings ranging in height from 10 to 23 storeys. In addition, there is a medical office building and small scale retail buildings at the north-east corner of Finch Avenue East and Warden Avenue.
- West: 1-storey commercial plaza, place of worship, two 23-storey apartment buildings, detached, semi-detached and townhouse dwellings

Original Proposal

The original proposal, submitted on April 4, 2008 contemplated rezoning the subject lands to permit an expansion of the existing mall with additional retail floor area and the introduction of 8 residential buildings ranging in heights from 7 to 38 storeys and comprising a total of 1,370 residential units.

Specifically, the original site plan proposed 3 residential point towers, 26, 32 and 38 storeys in height in addition to 2 830 sq. m (30,460 sq. ft.) of at-grade ancillary commercial space along the Finch Avenue frontage. A total of 1,595 residential parking spaces were proposed both at-grade and below-grade. The site plan also proposed 5 buildings ranging in heights from 7 to 20 storeys including grade related townhouses at the north end of the site.

A preliminary report dated May 22, 2008, describes the original proposal and issues to be resolved and can be found at:

<http://www.toronto.ca/legdocs/mmis/2008/sc/bgrd/backgroundfile-13328.pdf>

Revised Development Concept

On June 17, 2009, the applicant presented a revised development concept to the study working group. In summary, this revised concept provided for the following main features:

- a reduction in the height of two towers at the Finch-Warden intersection from 38 and 32 storeys to 33 and 29 storeys (one unchanged at 26 storeys);
- a reduction in residential units from 1,370 to 1,275;
- the introduction of a public plaza at the northwest corner of Finch and Warden; and,
- improved connections to the Christie Methodist Cemetery.

Current Application

On November 20, 2009, the applicant further revised their proposal and submitted an amendment to their application to the City for review and consideration.

In summary, the current application provides for the following main features:

- a further reduction in heights of the three towers at the Finch-Warden intersection from 33, 29 and 26 storeys to two 23 storey buildings and one 25 storey building at the corner;
- a further reduction in residential units from 1,275 to 1,175;
- provisions for a 'public square' were maintained;
- improved pedestrian connections from the intersection of Finch and Warden; and,

- improved connections and expansion of the landscaped area leading to the Christie Methodist Cemetery.

A comparative summary of the original proposal, the revised development concept and the current application is illustrated in Table-1. Attachments 3-7 illustrate the applicants proposed site plan and elevations.

Summary of Current Application Table-1

	Existing Mall	Original Proposal (April 2008)	Revised Development Concept (June 17, 2009)	Current Application (Nov 20, 2009)
Commercial Floor Area	29,730 sq. m	39,770 sq. m (+10 040 sq. m)	40,370 sq. m (+10 640 sq. m)	40,370 sq. m
Community Space	230 sq. ft. (early years centre)	230 sq. m (early years centre)	850 sq. m (excluding early years centre)	1 080 sq. m (including early years centre)
Residential Floor Area	0	114,100 sq. m	107,820 sq. m	102,300 sq. m
Overall Gross Floor Area	29,730 sq. m	153,870 sq. m	149,040 sq. m	143,520 sq. m
Residential Units	0	1,370 units	1,275 units	1,175 units
Parking: Commercial	1,426	1,395	1,400	1,400
Parking: Residential	0	1,595 1.2 (spaces/unit)	1,495 1.2 (spaces/unit)	1,367 1.2 (spaces/unit)
Residential Buildings Heights	0	1-38 Storey 1-32 Storey 1-26 Storey 1-20 Storey 1-10 Storey 3-7 Storey	1-33 Storey 1-29 Storey 1-26 Storey 1-20 Storey 1-10 Storey 3-7 Storey	1-25 Storey 1-23 Storey 1-23 Storey 1-19 Storey 1-10 Storey 3-7 Storey

Key Aspects of the Current Application

The applicant submitted revised plans, taking into account a number of issues that have been raised over the past 18 months, their participation in the community consultation process, the draft study and discussions with staff. The following is a summary of the key aspects of the current application.

Density & Height

The zoning of the site currently permits a density of 0.32 times the area of the lot. The applicant is now proposing a density of 1.53 times the area of the lot upon project completion. The total number of residential units has been reduced from 1,370 to 1,175 units. The applicant has proposed a 10 640 sq. m (114 532 sq. ft.) commercial addition to the existing mall, including approximately 850 sq. m (9,150 sq. ft.) for community space. Therefore, overall gross floor area has been reduced from 153,870 sq. m (1,656,297 sq. ft.) to 143,520 sq. m. (1,544 887 sq. ft.).

This level of development is more intense than surrounding developments. The acceptability of permitting a development of this intensity must be assessed relative to its impact upon the area context and infrastructure (both physical and social). Staff will evaluate the appropriateness of this level of development against the relevant policies of the Official Plan and the recommendations of the area study.

The height of the signature building at the corner of Finch and Warden has been reduced from 38 storeys to 25 storeys. The height of the other building at the Finch and Warden intersection has been reduced from 32 storeys to 23 storeys. The height of the building along the Finch Avenue frontage along the western property line has been reduced from 26 storeys to 23 storeys. Finally, the height of the building on Warden Avenue along the east property line at the northern portion of the site has been reduced from 20 storeys to 19 storeys. The building heights on the remaining portion of the site are proposed to remain the same.

Staff will assess the appropriateness of the proposed building heights and whether or not any negative impacts will result to the surrounding community in the context of the official plan and the Finch Warden Area Revitalization Study.

Built Form policies of the Official Plan, the Tall Building Guidelines and the design guidelines of the area study must be addressed. This development will need to respect and improve upon the character of the surrounding area. Main building entrances will be reviewed to ensure they are located so that they are clearly visible and directly accessible from the public sidewalk on Finch Avenue, Bridletowne Circle and Warden Avenue. This development will need to locate and organize vehicular parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of both Finch Avenue and Warden Avenue.

Generally, building placement has not changed from the original proposal. Slender taller buildings, reflective of current urban design practices have been proposed whereas, slab-type form buildings are the norm in this area. The proposed buildings are stepped back to create a human scale at street level. Staff will review the massing in detail and provide comments on its appropriateness.

Urban Design

Section 3.1 of the Official Plan provides policies with respect to the built environment. New development should exhibit high quality architecture, landscape architecture and urban design, consistent with energy efficient standards. Developments must be conceived not only in terms of the individual building site, but also in terms of how that building and site fit within the context of the neighbourhood and the City.

The current application indicates the tallest building located at the Finch and Warden intersection has been shifted slightly west. The lower portions of the buildings at the intersection of Finch and Warden have been redesigned to create a more pedestrian friendly space and to provide direct connection to the intersection and character along the Finch and Warden frontage. The site plan also shows an ‘public square’ intended to primarily serve as a connection for pedestrians on the south side of Finch Avenue accessing the Mall.

Staff will review this development in terms of its building massing, design, and its relationship to Finch Avenue and Warden Avenue

The applicant has submitted a Sun and Shadow Study as part of the current application package. It would appear that sun and shadow impacts may be reduced with reduced building heights. Staff will nonetheless assess the sun/shadow impacts on the surrounding community in detail.

It is important that any tall building be sensitive to pedestrian comfort conditions. New development should be massed to fit harmoniously into its surroundings and minimize the impact on neighbouring buildings and open spaces by minimizing uncomfortable wind conditions on these areas. A Pedestrian Level Wind study has not been received as part of the application at this time. It has been requested, and once received, will be reviewed.

Road & Transit Capacity

The level of vehicular traffic will increase as a result of the proposed residential and commercial intensification of the subject lands. The level and intensity of development is an issue that needs to be examined comprehensively. Appropriate development standards and any required improvements to the existing road and transit network must be established in order to ensure that further development does not result in unacceptable traffic levels.

The site plan provides for a total of 2,767 vehicular parking spaces. In addition, a total of 681 bicycle parking spaces are proposed. A Traffic Impact and Parking Study has been submitted to determine appropriate traffic controls, vehicular access points and appropriate parking levels. Further analysis is required to determine appropriate minimum parking standards for this development. Staff will review this study and report back.

Primary vehicular access to the site is available from Warden Avenue and Bridletowne Circle. The site plan shows one new vehicular access from both Warden Avenue and Bridletowne Circle. Further evaluation is required in order to determine appropriate and safe vehicular access points to the subject lands.

Staff will evaluate the existing road network and transit service levels to ensure an acceptable level of service is maintained.

Community Services and Facilities

As indicated earlier, a review of schools, child care facilities, libraries, community centres, senior affordable housing, expanded schools, parks and open spaces was undertaken as part of the Finch Warden Area Revitalization Study. The programs and services provided locally by human service agencies were also examined. A finalized CS&F study will be attached to the final Finch Warden Area Revitalization Study.

Opportunities to provide community benefits either on-site or in close proximity to the site would be examined as part of this application in order to enhance services in the area. 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 will be used to secure the community benefits, provided the proposal is recommended for approval, having first met the test of good planning. Staff will continue to discuss Section 37 benefits with the applicant, community and the local Councillor to determine the highest priorities for this community. Staff will also have regard for Council's policy as set out within the Official Plan respecting affordable housing.

Affordable Housing

The applicant is proposing to introduce a significant amount of residential development on a large site. As the site is approximately 9.4 hectares (23 acres) in area, the site is subject to Section 3.2.1(9) of the Official Plan which states: "Large residential developments provide an opportunity to achieve a mix of housing in terms of types and affordability. On large sites, generally greater than 5 hectares in size:

- a) a minimum of 30 per cent of the new housing units will be in forms other than single-detached and semi-detached houses, such as row housing, triplexes and multi-unit residential buildings; and
- b) in accordance with and subject to Section 5.1.1 of the Official Plan where an increase in height and/or density is sought, the first priority community benefit will be the provision of 20 per cent of the additional residential units as affordable housing. This affordable housing contribution may take the form of affordable housing constructed on-site or the conveyance of land in the development to the City for the purpose of affordable housing, or, at the discretion of the City:

- i) with the agreement of the developer, affordable housing units constructed near the development site or elsewhere in the City;
- ii) the conveyance of land to the City for the purpose of affordable housing near the proposed development site; or
- iii) cash in lieu for the purpose of constructing affordable housing in or near the proposed development site.”

On October 2, 2009, the applicant submitted an Official Plan amendment application to be considered in conjunction with the subject zoning by-law amendment application. The effect of the proposed Official Plan amendment is to add a site-specific policy for the subject lands which specifies that the first priority community benefit pursuant to Section 37, will be the improvement or expansion of community services and facilities on-site or in the area, rather than the provision of affordable housing. Staff are currently reviewing the applicants Official Plan amendment request.

Parkland

Parks and Recreation Services staff are in the process of determining parkland dedication requirements, the alternate rate park levy and the contribution rate that will be required by the applicant. Comments in this regard will need to be assessed in terms of the impact they may have on the proposal

Infrastructure

The applicant has submitted a revised Municipal Servicing and Stormwater Management Report. Specifically, this report addresses, water quantity, water quality and water balance targets for the proposed development. Staff will be assessing compliance of the Stormwater Report with the City’s Wet Weather Flood Management Guidelines and the Basement Flooding Protection Program.

Staff will evaluate the current application and ensure that no additional negative impacts on issues relating to water/sewer pressure and capacity result. Further, where feasible, staff will investigate areas where the development can make improvements to the system, thereby improving water capacity pressure and flow.

Heritage Preservation

A Stage I Archaeological Assessment was conducted in accordance with the Ontario Heritage Act. This assessment involves research to describe the known and potential archaeological resources within the vicinity of the subject lands. This assessment has been circulated to the appropriate commenting agencies for their review and comment.

Bridlewood Mall Application – Next Steps

It is staffs recommendation that the application at 2900 Warden Avenue continue to be evaluated within the framework proposed in the pending final Finch Warden Area Revitalization Study and applicable Official Plan policies.

A set of Guiding Revitalization Principles and Urban Design Guidelines have been proposed in Chapter 5 of the draft Finch Warden Area Revitalization Study (Attachment 2). The current application will be assessed against these principles and guidelines and a determination will be made in regards to compliance and appropriateness.

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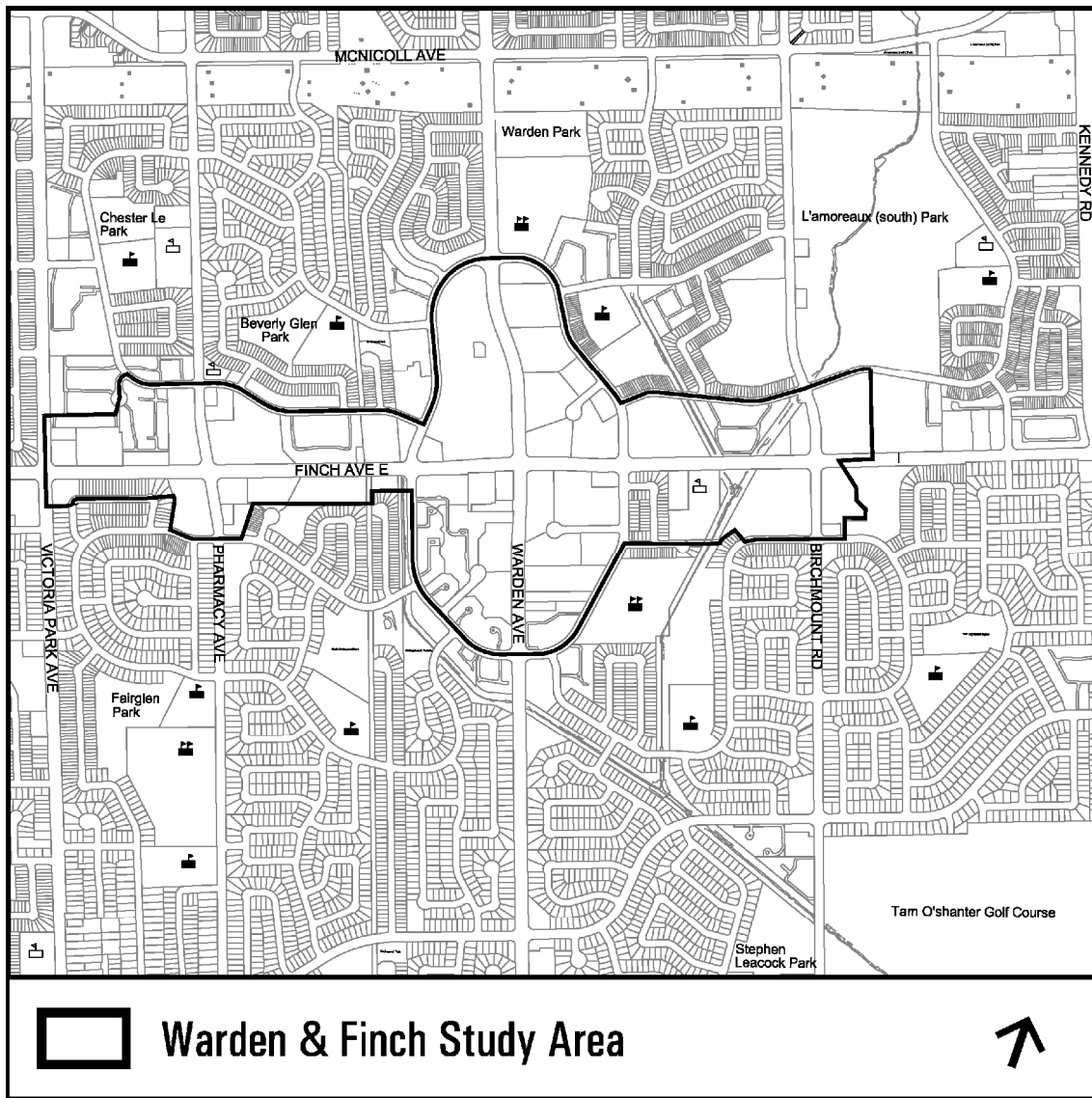
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Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

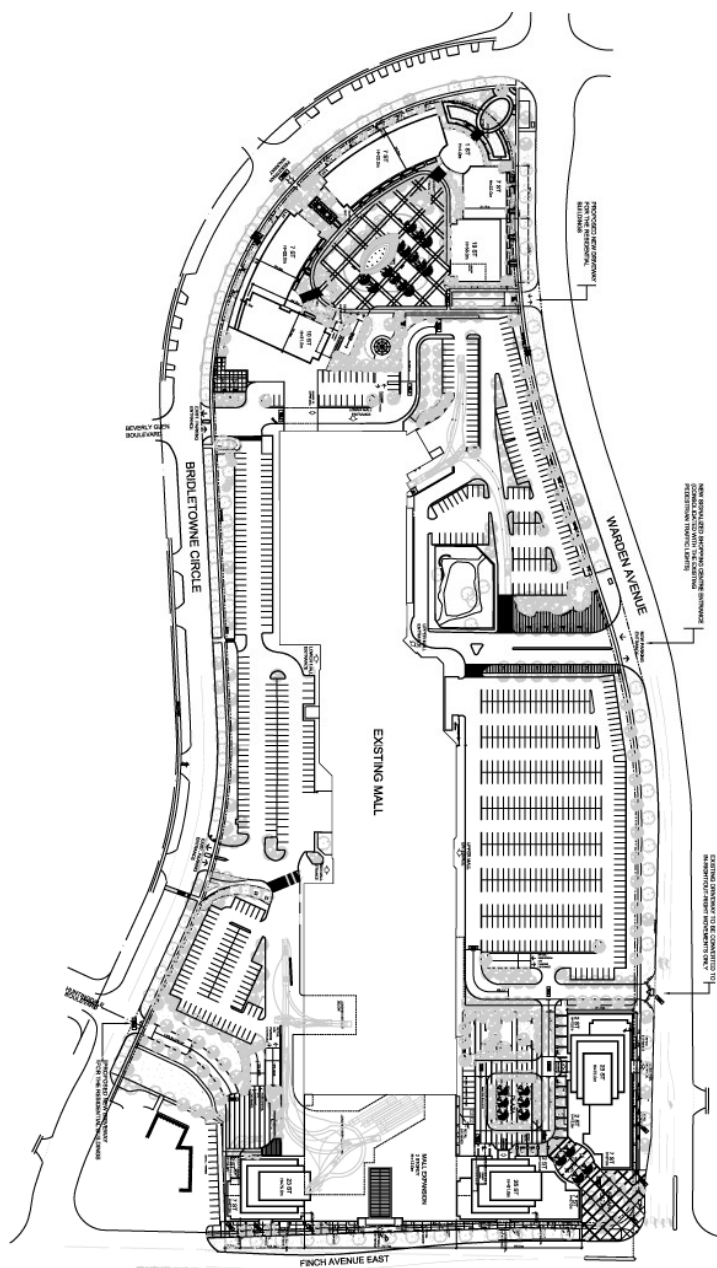
Attachment 1: Study Area Boundary Plan
Attachment 2: Finch Warden Area Revitalization Study (draft date December 2009)
Attachment 3: Site Plan, 2900 Warden Avenue
Attachment 4: Elevations, 2900 Warden Avenue
Attachment 5: Elevations, 2900 Warden Avenue
Attachment 6: Elevations, 2900 Warden Avenue
Attachment 7: Elevations, 2900 Warden Avenue

Attachment 1: Area Boundary Plan



Attachment 2: Finch Warden Area Revitalization Study

Attachment 3: Site Plan



Overall Site - Master Plan Concept

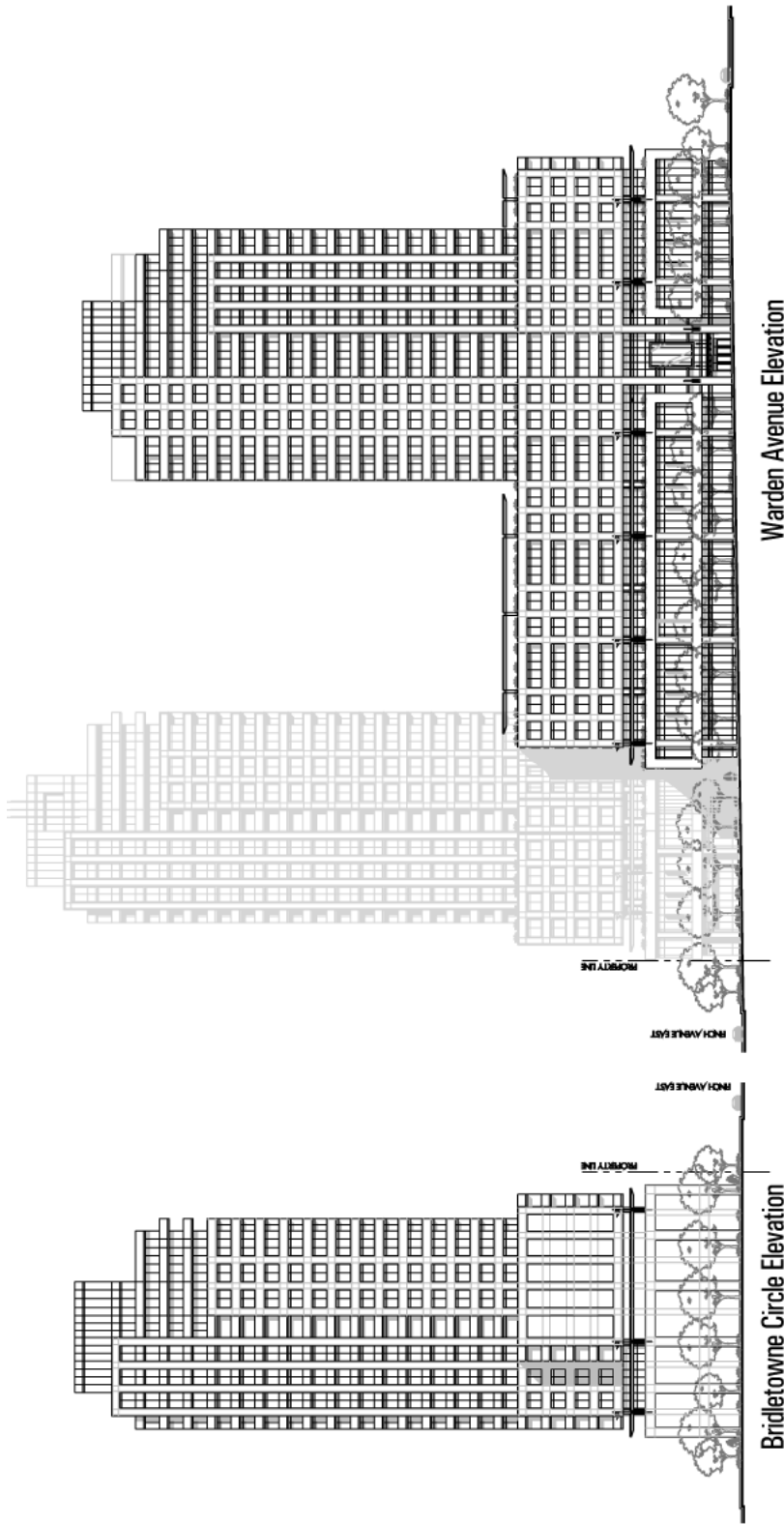
2900 Warden Avenue

Applicant's Submitted Drawing

Not to Scale 

File # 08-143653 OZ

Attachment 4: Elevations



Warden Avenue Elevation

Bridletowne Circle Elevation

2900 Warden Avenue

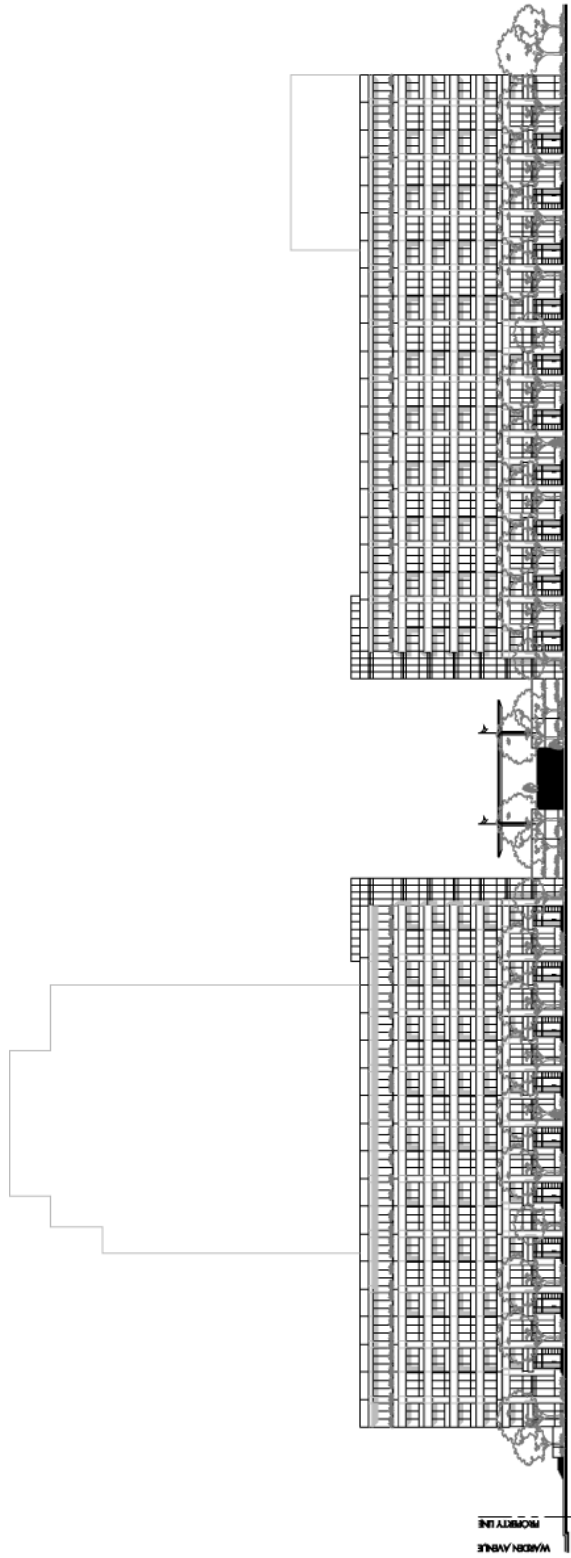
East and West Elevations (South Block)

Applicant's Submitted Drawing

Not to Scale
12/10/09

File # 08-143653 OZ

Attachment 5: Elevations



2900 Warden Avenue

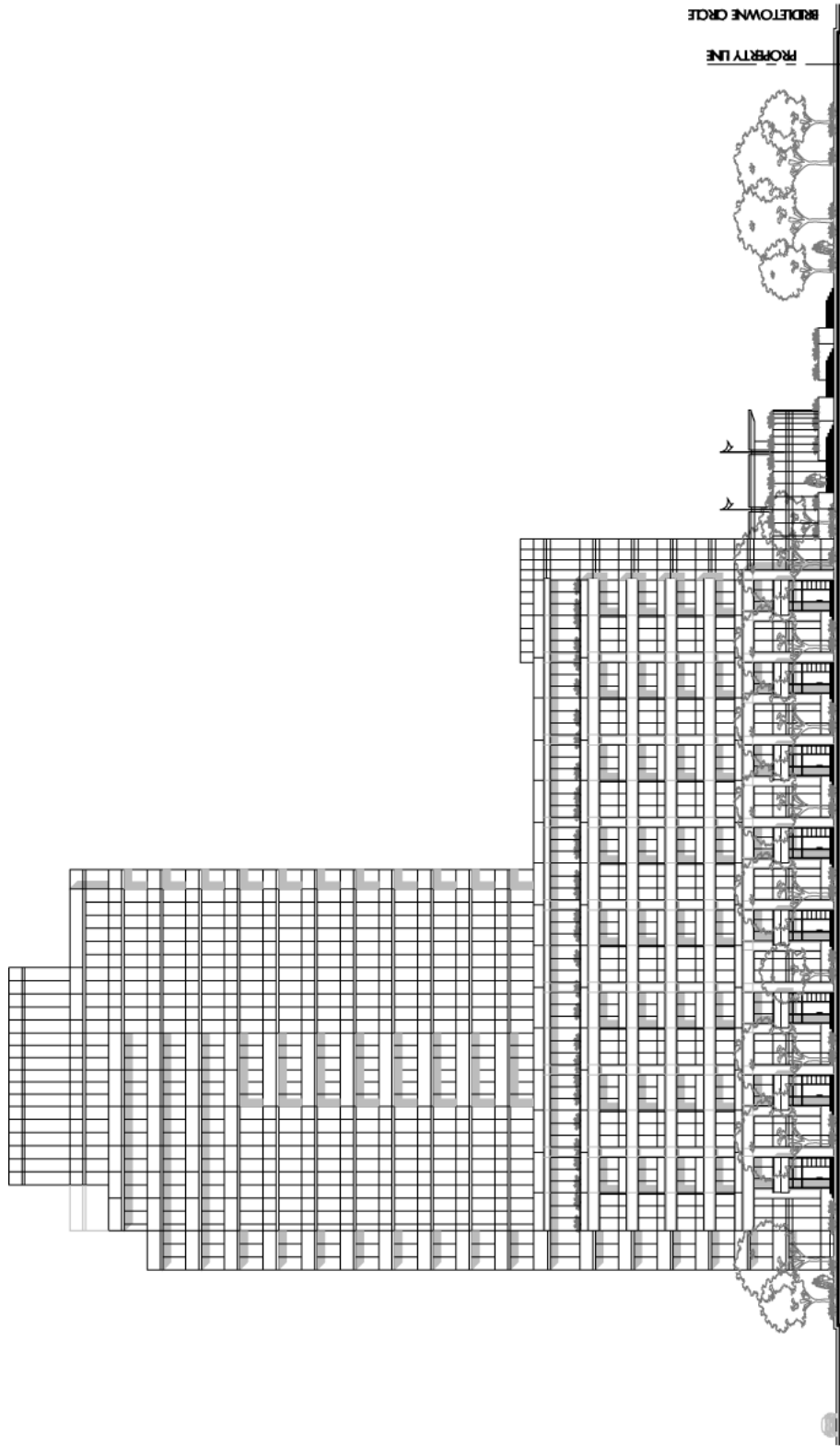
East and West Elevations (North Block - Bridletowne Circle Elevation)

Applicant's Submitted Drawing

Not to Scale
12/10/09

File # 08-143653 0Z

Attachment 6: Elevations



2900 Warden Avenue

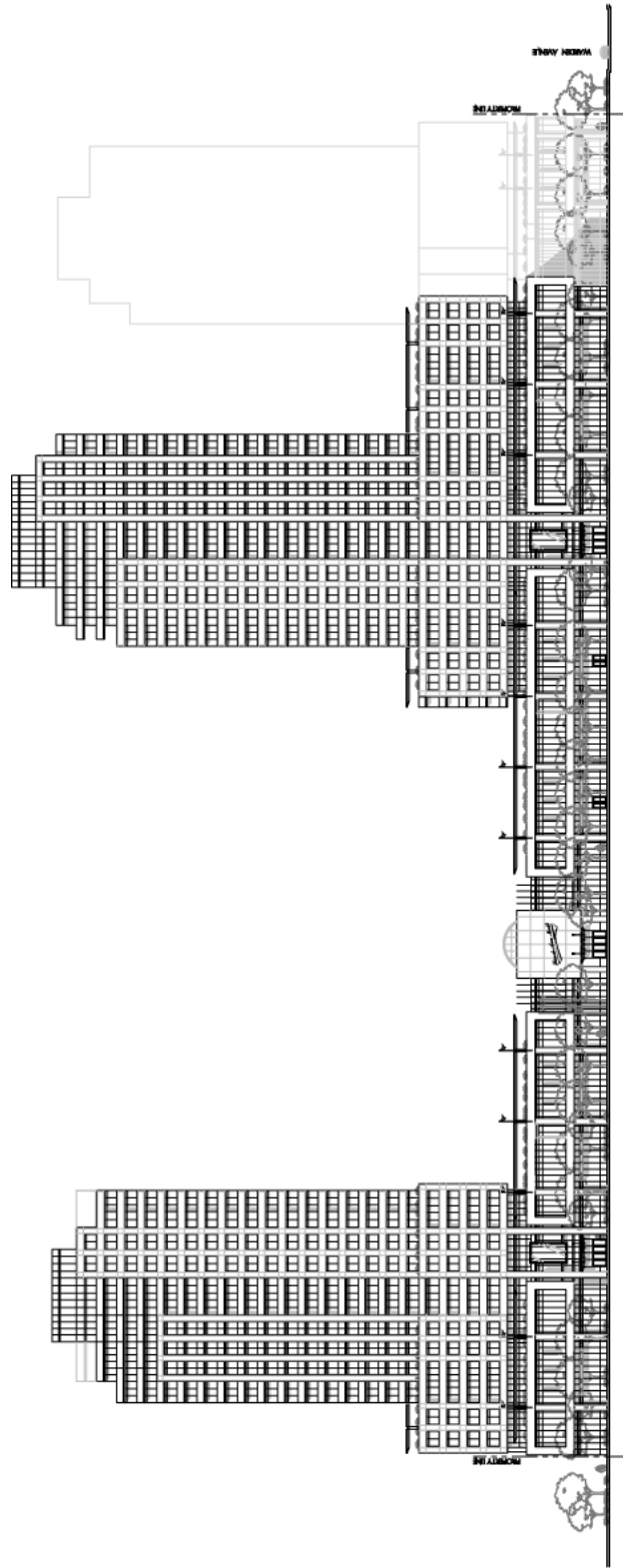
East and West Elevations (North Block - Warden Avenue Elevation)

Applicant's Submitted Drawing

Not to Scale
12/10/09

File # 08-143653 0Z

Attachment 7: Elevations



2900 Warden Avenue

South Elevations (South Block on Finch Avenue East)

Applicant's Submitted Drawing

Not to Scale
12/10/09

File # 08-143653 0Z