

554 & 556 Danforth Road and 64 North Woodrow Boulevard - Rezoning Application - Preliminary Report

Date:	January 19, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	09 189594 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 to rezone the property located at 554 and 556 Danforth Road and 64 North Woodrow Boulevard in order to expand the existing 2-storey commercial building for the veterinary clinic and to provide two additional rental dwelling units above. A second storey addition to the existing single-family dwelling on the subject property is also proposed.

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.

The application should proceed through the normal planning process including the scheduling of a community consultation meeting once the required notice is posted on the subject lands indicating that the rezoning application has been filed with the City. A final report will be prepared and a public meeting will be scheduled once all



required information is provided by the applicant and issues raised during the review are satisfactorily addressed.

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

In September 2006, City Council approved a rezoning for the subject property which introduced a residential permission to permit 4 rental dwelling units above the existing veterinary clinic. The associated site plan application was reviewed and a Notice of Approval Conditions (NOAC) issued on June 1, 2009. Final site plan approval is pending until the site plan control agreement is executed and registered. Staff have requested the owner to execute the agreement in order that the current site plan control application can be finalized.

The owner has now decided to expand the veterinary clinic on the ground floor of the 2-storey building and to provide 2 additional rental dwelling units above. The owner is also proposing a second story to the existing bungalow that is located on the property. A zoning by-law amendment is required to accommodate the new proposal along with a site plan control application.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The applicant proposes to construct a two-storey addition to the westerly side of the existing commercial building containing a veterinary clinic and 4 rental dwelling units on the second floor. The existing bungalow located on the north side of the property would be expanded to include a second storey.

The proposed development scheme is shown on Attachment 1, Site Plan. Specific details for the subject proposal are contained in Attachment 4, the Application Data Sheet.

Site and Surrounding Area

The subject property is located at the northwest corner of Danforth Road and North Woodrow Boulevard and consists of three consolidated properties: the northern portion of the property, with frontage onto North Woodrow Boulevard, contains a bungalow; the corner lot contains a 2-storey building with an animal hospital including ancillary boarding and grooming facilities on the ground and basement floors and four dwelling units on the second floor; and, the western portion of the property is vacant.

The surrounding uses include:

- North: single family dwellings of one and two storeys.
- South: two places of worship, a small commercial plaza with residential units above, single family dwellings and multi-residential dwellings of three storeys.
- East: single-family dwellings and commercial uses.
- West: single-family dwellings, a florist shop, street townhouses, 3½ storey apartment buildings and commercial uses.

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 Official Plan designates the subject land as Mixed Use Areas which provides for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in Mixed Use Areas will create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependence and meets the needs of the local community. As well, developments will locate and mass new buildings to provide a transition between areas of different development intensity and scale, particularly

providing setbacks from and/or a 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 equinoxes; locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; 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 and garbage storage to minimize the impact on adjacent streets and residences; and, provide indoor and outdoor recreation space for building residents.

The Built Form policies reinforce the contribution of urban design by encouraging developments that locate and organize vehicle parking, vehicle access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets and open spaces. Development will also be massed to fit harmoniously into its existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties by creating appropriate transitions in scale to neighbouring existing and/or planned buildings.

The Housing policies support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Zoning

The Birchmount Park Zoning By-law zones these lands as Neighbourhood Commercial and Multiple-Family Residential. By exception, the Multiple-Family Residential zone permits only 4 dwelling units above the existing commercial uses. The permitted commercial uses include: day nurseries; automobile service stations; banks; medical centres; personal service shops; restaurants; retail stores; and, offices.

Site Plan Control

The subject lands are subject to site plan control. A site plan control application has not been filed for the new building additions that are proposed. A new site plan application is required to be submitted.

Reasons for the Application

In order to accommodate the proposed building additions, an amendment to the existing zoning provisions is required. These provisions include the maximum permitted gross floor area, the number of permitted dwelling units, the minimum number of required parking spaces and minimum required building setback from North Woodrow Boulevard.

COMMENTS

Application Submission

There were no reports or studies submitted with the application. The Rental Housing Demolition and Conversion Declaration Screening Form was submitted.

A Notification of Incomplete Application, issued on December 22, 2009, identified the outstanding material required for a complete application submission. The required material includes: a planning rationale, a property survey plan, and a parking study.

Issues to be Resolved

Scale of Development

The proposed development would result in a gross floor area of 0.54 times the site area, excluding basements. The maximum gross floor area permitted, and as recently amended, is 0.35 times the site area, excluding basements. The proposed density will be reviewed in terms of the issues raised in this report and any other matters raised in the course of the review of the proposal.

Parking

The application proposes a parking supply of 16 parking spaces to serve the proposed 7 residential units and the veterinary clinic. A total of 20 parking spaces would be required under existing parking standards in the zoning by-law. To address the parking shortfall, a parking study has been requested in order to ensure that an adequate parking supply for the proposal is provided. Clarification is also required on the total parking supply provided and the location of parking spaces as some of the spaces shown on the landscape plan differ from those shown on the site plan.

Site Design

A review of the proposal will be considered in conjunction with matters such as the location of the parking spaces, the adequacy of the proposed site circulation, the provision of landscaping to adequately address the streetscape, the location of the proposed garbage storage facility, the retention of adequate open amenity space for the existing single-detached dwelling and the provision of building elevations for the single-detached dwelling to address its relationship to the street and adjacent residential property to the north. To this end, the submission of a site plan application to ensure these matters are adequately addressed is required. A site plan application will be an important consideration in the rezoning of the subject lands.

Other Matters

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

The applicant will need to submit the reports and materials identified 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.

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

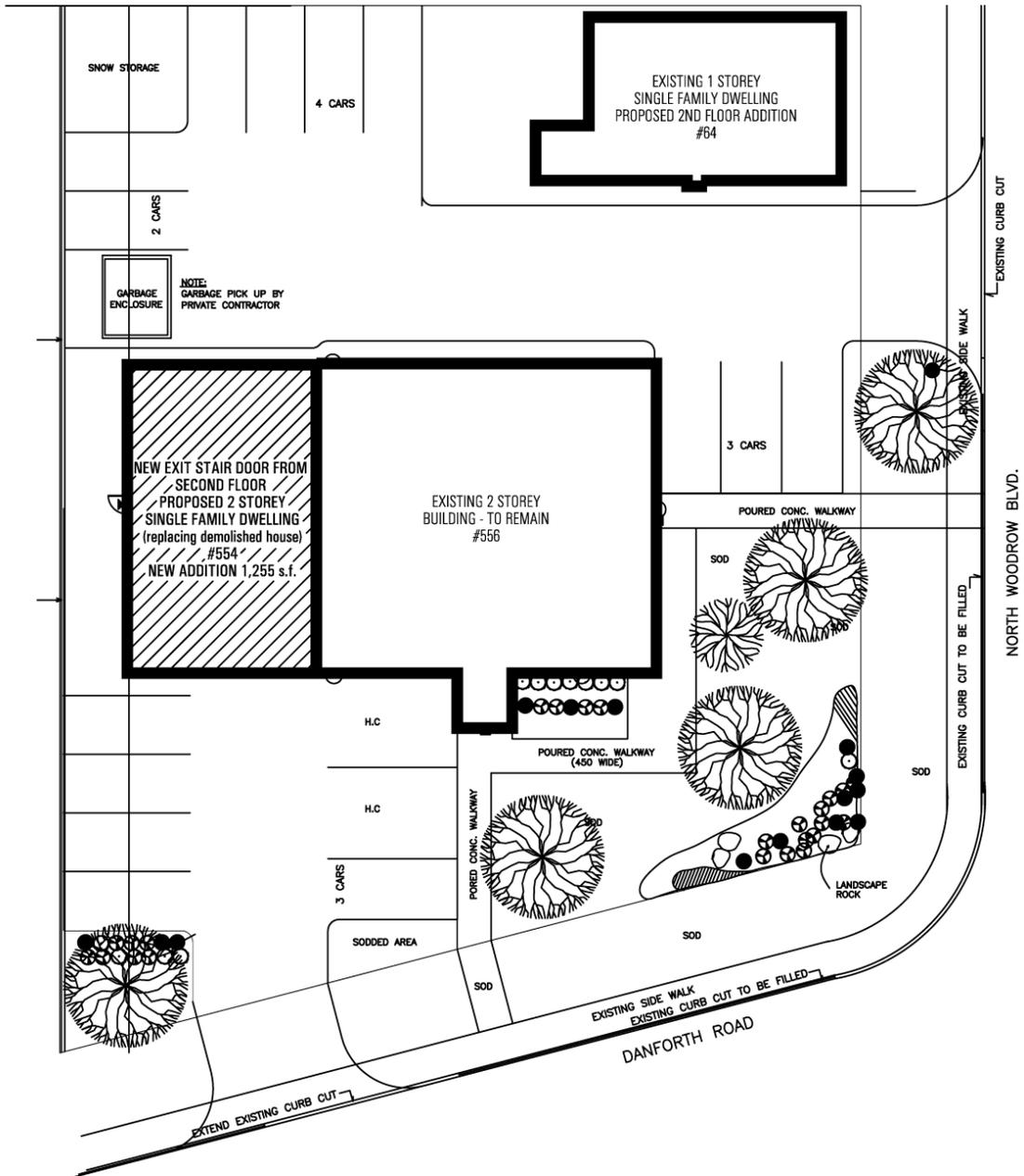
Attachment 1: Site Plan

Attachment 2: Elevations [as provided by applicant]

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

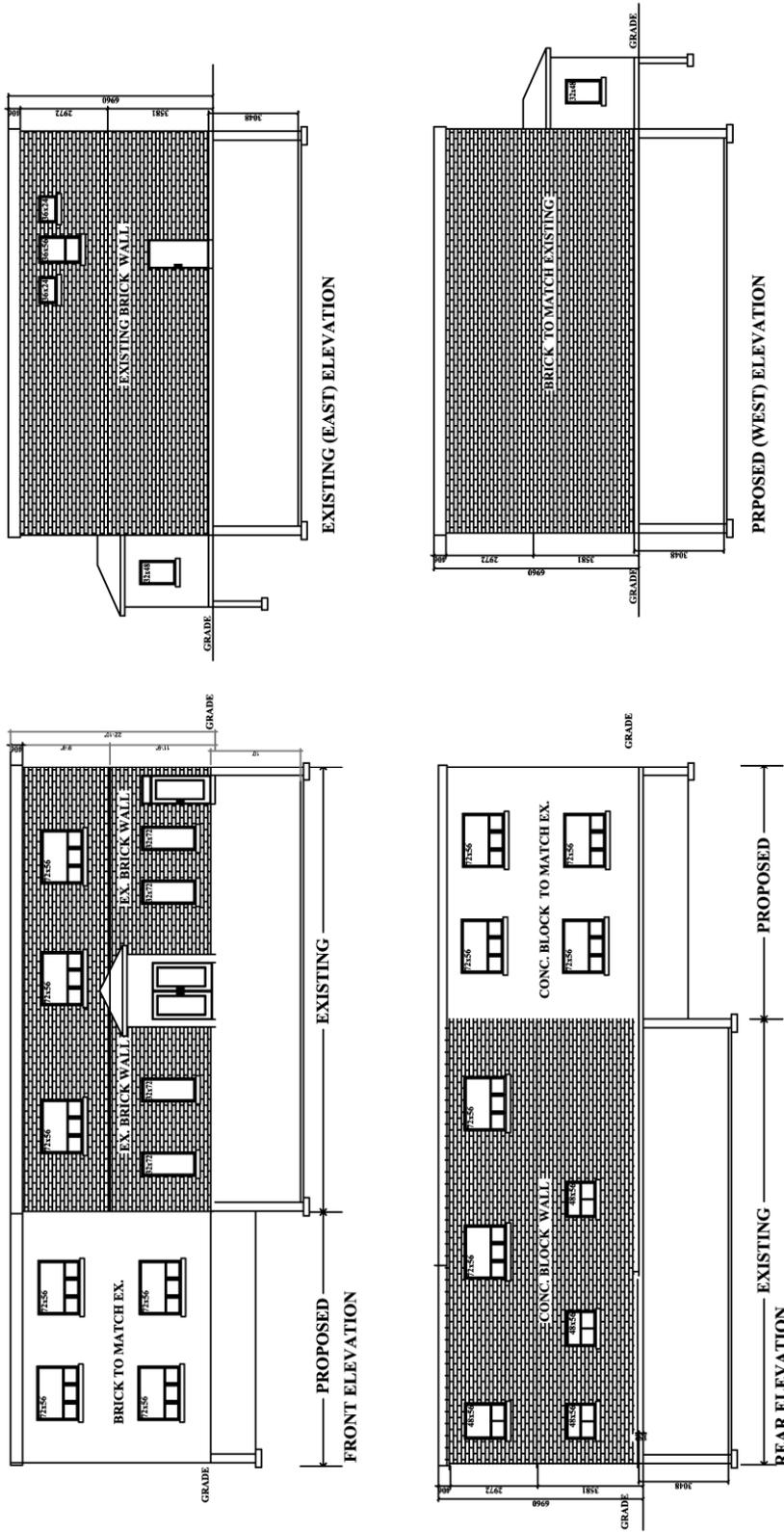
Not to Scale
12/04/09



556 Danforth Road

File # 09-189594 0Z

Attachment 2: Elevations

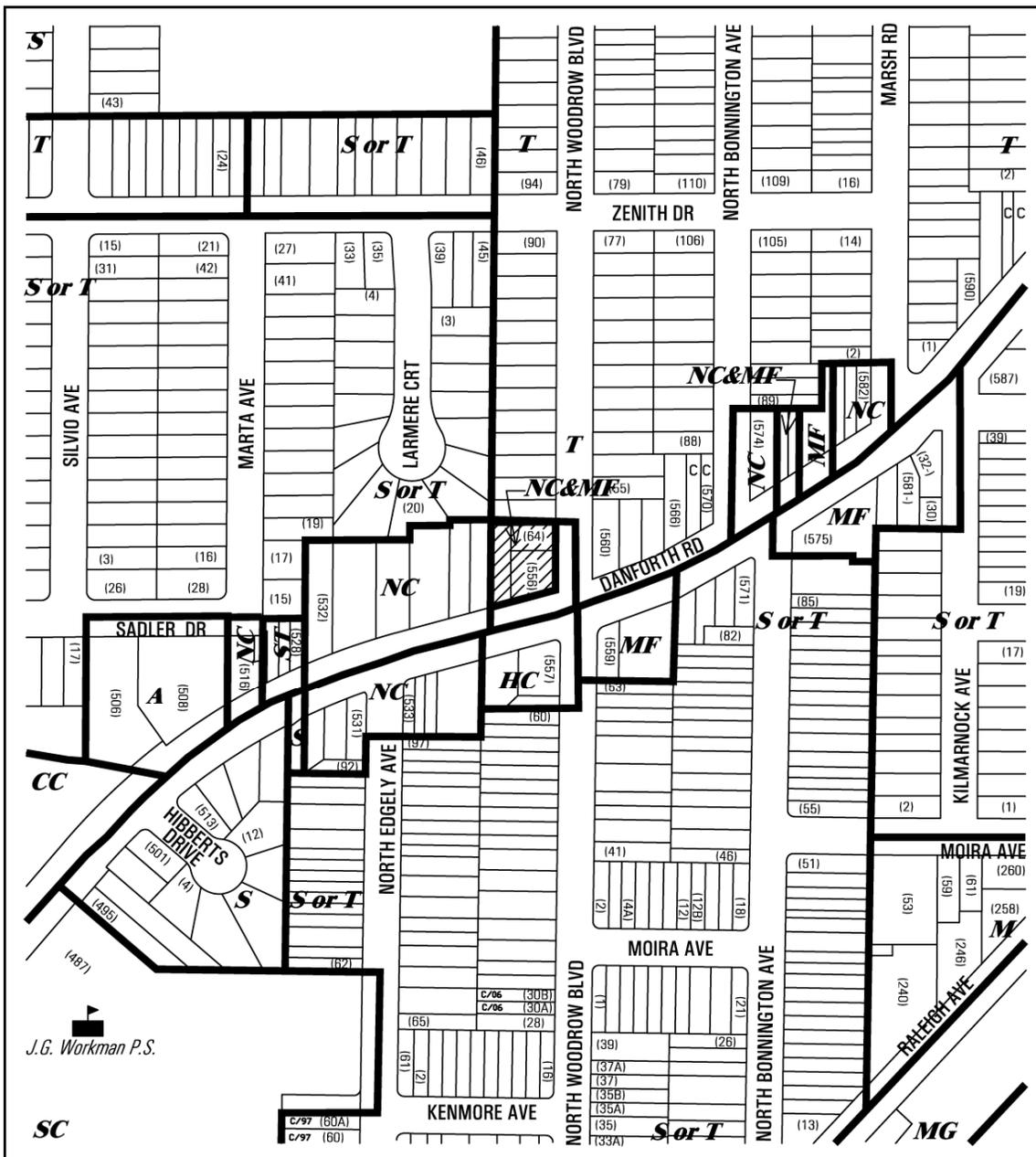


556 Danforth Road

Elevation Plans
 Applicant's Submitted Drawing
 Not to Scale
 12/04/09

File # 09-189594 0Z

Attachment 3: Zoning



TORONTO City Planning Division
Zoning

554 & 556 Danforth Rd; 64 North Woodrow Blvd.

File # 09-189594 OZ

S Single-Family Residential
T Two-Family Residential
ST Street Townhouse Residential
MF Multiple-Family Residential

A Apartment Residential
NC Neighbourhood Commercial
CC Community Commercial
HC Highway Commercial

M Industrial Zone
MG General Industrial Zone
SC School

Birchmount Park Community and
 Employment District Bylaws
 Not to Scale
 01/07/10

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	09 189594 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	November 19, 2009

Municipal Address: 556 DANFORTH RD

Location Description: PLAN 2050 PT LOT 42 PT LOT 43 **GRID E3508

Project Description: To permit 2 additional residential dwelling units to an existing 2-storey building containing 4 dwelling units and to expand the ground floor area of the veterinary clinic. A second storey addition is also proposed for the existing single-family dwelling located on the property.

Applicant:	Agent:	Architect:	Owner:
AMPIHAIPALAN KRISHNAR			UJGR INVESTMENT LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	NC & M	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1517.4	Height:	Storeys:	2
Frontage (m):	36.74		Metres:	6.96
Depth (m):	41.77			
Total Ground Floor Area (sq. m):	413.3			Total
Total Residential GFA (sq. m):	488.42		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	326.39		Loading Docks	0
Total GFA (sq. m):	918.25			
Lot Coverage Ratio (%):	27.24			
Floor Space Index:	0.61			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Rental		
Rooms:	0	Residential GFA (sq. m):	488.42
Bachelor:	3	Retail GFA (sq. m):	0
1 Bedroom:	4	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	326.39
Total Units:	7		

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