

300 Danforth Road – Rezoning Application – Final Report

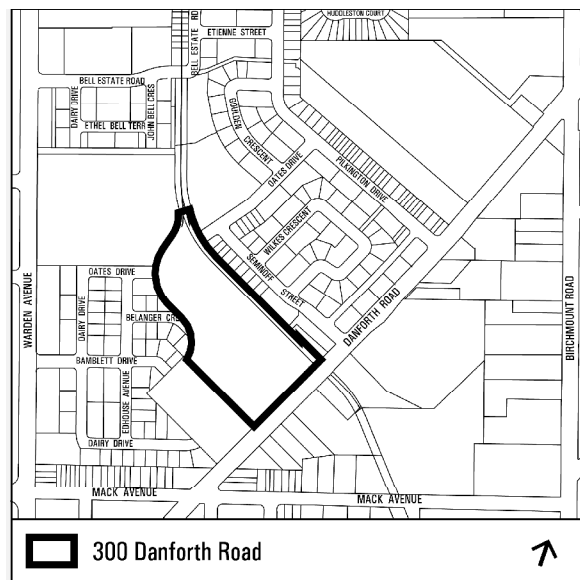
Date:	May 6, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	09 110484 ESC 35 OZ

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.

The zoning by-law amendment application seeks a revision to a previously approved residential development to provide flexibility to the current zoning by permitting rear lane townhouses. This application to amend the zoning by-law proposes to permit the redevelopment of the property at 300 Danforth Road with approximately 258 to 281 dwelling units in a variety of housing forms, such as stacked townhouses, rear lane townhouses, street townhouses and semi-detached units. The current density which provides for a total of 348 dwelling units will remain unchanged.

The proposed land use is consistent with the Mixed Use Area and Neighbourhood policies of the City’s Official Plan. The proposal implements objectives of the Warden Woods Community Secondary Plan. The zoning by-law amendment will allow for the appropriate development of the site, compatible with the surrounding development.



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 for the lands at 300 Danforth Road, substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 6.
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.
3. The General Manager, Parks Forestry and Recreation, be authorized, at his or her discretion, to direct some or all of the outdoor portion of the Parks and Recreation component of the development charges for this development (7.78%), which component is to be pre-paid prior to registration of the plan of subdivision and then credited back to the owner when the balance of the development charges are paid, to reimburse the developer of the adjacent subdivision (350 Danforth) for part of the costs incurred in completing the above base park improvements to Oates Park.

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 for the redevelopment of the site including permission for 348 dwelling units in a variety of housing forms. The project consisted of an 8 storey, 128 unit, senior's apartment building with main floor commercial and second floor offices fronting Danforth Road. The interior of the site was proposed to be developed with 168 stacked townhouses, 4.5 storeys in height, 12 semi-detached units, and 40 freehold street townhouses, both two storeys in height with frontage on public streets. A 2,275 square metre public park was proposed that would enhance the larger, central community park now known as Oates Park. (Refer to Previously Approved Conceptual Site Plan – Attachment No. 2.)

ISSUE BACKGROUND

Proposal

The zoning by-law amendment application seeks a revision to a previously approved residential development to provide flexibility to the current zoning by permitting rear lane townhouses to the existing zoning. This application to amend the zoning by-law proposes to permit the redevelopment of the property at 300 Danforth Road with approximately 258 to 281 dwelling units in a variety of housing forms, such as stacked townhouses, rear lane townhouses, street townhouses and semi-detached units. The density which provides for a total of 348 dwelling units will remain unchanged. The proposed dwelling units will be contained within six blocks. The block fronting Danforth Road currently permits 128 apartment units in an 8 storey building with main floor commercial and second floor offices. The remaining five blocks will permit between 130 and 153 dwelling units. The proposed 2271 square metre park block will remain as previously approved and will form part of a larger central community park. (Refer to the Conceptual Site Plan – Attachment No. 1 and the Application Data Sheet – Attachment No. 3 for additional project information.)

Site and Surrounding Area

The site is irregular in shape and 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 property is currently occupied with an industrial building. A portion of the building has since been demolished. Ranka Enterprises used the building to manufacture clothing. 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 now known as Oates Park;
- North-east: McGale Ladder – a ladder manufacturer at 328 Danforth Road, and newly constructed single and semi-detached dwellings fronting Seminoff Street;
- East: existing industrial/commercial uses and a place of worship on the east side of Danforth Road;
- South: townhouse residential and existing industrial/commercial uses along Danforth Road;
- South-west: existing manufacturing plant at 250 Danforth Road and recently approved applications to permit the redevelopment of the site with between 46 and 51 townhouse units; and

West: newly constructed two storey semi-detached and townhouse dwellings fronting on Belanger Crescent and Oates Drive.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposal is consistent with the PPS. The proposal conforms and does not conflict 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. 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. 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 site is also part of the Warden Woods Community Secondary Plan, which 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.

The applicant's proposal complies with the City's Official Plan and implements objectives of the Warden Woods Community Secondary Plan.

Zoning

The majority of the frontage is zoned Commercial-Residential (CR) in the Warden Woods Community Zoning By-law No. 950-2005. 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 interior of the site is zoned Semi-Detached Residential (SD), Townhouse Residential (TH), and Apartment Residential (A) in the Warden Woods Community Zoning By-law No. 950-2005. These residential zones permit a variety of dwelling unit types including stacked townhouses, street townhouses and semi-detached dwelling units.

The north end of the site is zoned Park (P) in the Warden Woods Community Zoning By-law No. 950-2005. The Park zone permits parks, and day nurseries. A stormwater management facility is also permitted. Refer to Zoning Map – Attachment No. 5 for additional information.

Site Plan Control

The property is subject to site plan control. An existing site plan application was filed in conjunction with the original rezoning and subdivision applications. Site plan approval will be required for each phase of development.

Reasons for Application

The zoning by-law amendment is required to permit rear lane townhouses on the subject lands. This will result in some flexibility in the type of dwelling units that can be constructed on the site, particularly on the interior blocks.

Community Consultation

A community consultation meeting on the zoning by-law amendment application was held on September 23, 2009, attended by the Ward Councillor, the owner's representatives, Community Planning staff, and approximately five members of the public. The public was generally supportive of the development proposal.

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 and conditions of draft plan of subdivision approval.

COMMENTS

Land Use

The applicant's zoning by-law amendment application seeks a revision to a previously approved residential development to provide flexibility to the current zoning by permitting rear lane townhouses to the existing zoning. The conceptual site plan submitted by the applicant includes the elimination of the proposed underground parking garage in the centre of the site and replacing the stacked townhouse units with rear lane townhouses with frontages on new public roads. This amendment to the zoning by-law for the interior portion of the site featuring a variety of townhouse forms is consistent with the City's Official Plan policies for this site. The interior of the site is designated Neighbourhoods. This land use designation permits a variety of low scale residential dwelling unit types, such as what is being proposed in this zoning amendment application.

The proposed development is compatible with the surrounding development and is appropriate for this area. The site is in relative proximity to the Warden subway station, is subject to the Warden Woods Community Secondary Plan and also the Warden Woods Community Urban Design Guidelines and Conceptual Master Plan. The zoning change proposed will assist in framing the edges of streets and parks, promote community identity at prominent locations, and support a pedestrian friendly and transit supportive environment, consistent with the Secondary Plan and Urban Design Guidelines.

Subdivision

The subdivision application for the site received approval in principle at the January 17, 2006 Scarborough Community Council meeting. Following a review of the draft plan conditions to reflect the current proposal, draft plan approval will be issued by the Chief Planner when the new zoning is in full force and effect.

The draft plan of subdivision application proposes various public road connections with the adjacent residential development. Both City Planning and Transportation Services Divisions have no concerns with the proposed road network. This application also identifies a potential new road connection. Street C is shown as possibly connecting with the adjacent draft approved subdivision at 250 Danforth Road, where a proposed road connection previously did not exist. While there is no indication that such a road connection is required, it is important to ensure that the interface between these two adjacent development sites is properly coordinated. The applicant has provided a deferred development block to allow the City and the 250 Danforth Road applicant to further assess whether a road connection is desirable. A draft plan of subdivision condition was included with the development applications at 250 Danforth Road stating that the owner agrees to defer residential development on the deferred development block for six (6) months after the registration of the plan of subdivision to allow the City and the owner of 300 Danforth Road to further assess whether a road connection is desirable. The owner of 250 Danforth Road further agrees that upon notice by the City that if the deferred development block is required for road connection purposes, it will be available for purchase by the owner of 300 Danforth Road at fair market value. A similar draft

plan of subdivision condition will be included in the 300 Danforth Road subdivision conditions to address this matter.

One residential reserve block has been provided for and is to be combined with a reserve block in the adjacent Registered Plan 66M-2455 for the purpose of developing street townhouses. The size and location of the reserve block is sufficient to provide for the orderly development of the lands. A reserve block may also need to be acquired by the applicant from the owner of the adjacent Registered Plan 66M-2455 to provide access to Belanger Crescent from the proposed common elements private lane. An appropriate draft plan of subdivision condition will be included to address this matter as well. (Refer to Attachment No. 4 – Draft Plan of Subdivision for additional information.)

Traffic Impact

The Warden Corridor Land Use Planning Study included a transportation review. It concluded that the development levels proposed could be accommodated by the existing transportation system, with a few local operational improvements.

The applicant also submitted a Traffic Impact Study in support of their previous 300 Danforth Road development applications proposing 348 dwelling units. The applicant's study concluded that the existing area road network can support the proposed development with minimal impacts. To mitigate these impacts the owner is required to provide a letter of credit to the Toronto Transit Commission (TTC) with an upset limit of \$50,000.00 to equip the Birchmount Road / St. Clair Avenue East and Danforth Road / Mack Avenue intersections with transit signal priority, to eliminate the bus bay on Danforth Road and install a concrete passenger platform, and to install an east/northbound left turn lane on Danforth Road at the proposed new public road (Street A). These requirements continue to be necessary and will be secured through conditions of draft plan of subdivision approval.

Servicing

The applicant submitted a Conceptual Servicing Report to the City with its previous zoning and draft plan applications. This report demonstrated that the proposed development can be serviced through the utilization of both existing and new infrastructure, without any adverse impact to the municipal services of the surrounding area. Technical Services advised that this report was acceptable. A Stage II Stormwater Management Report will be required for review and approval by Technical Services prior to final registration of the plan of subdivision.

The Toronto and Region Conservation Authority (TRCA) also reviewed this Conceptual Servicing Report. The TRCA has indicated that their outstanding concerns can be resolved through the submission of a Stage II Stormwater Management Report. This report will be secured through a condition of draft plan of subdivision approval.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan

shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.00 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law No. 1420-2007.

The applicant's proposal ranges between 258 and 281 dwelling units on a net site of 2.8 hectares (28,063 square metres). At the alternative rate of 0.4 hectares per 300 units specified in By-law No. 1420-2007, the parkland dedication would be between 0.3440 hectares (3,440 square metres) and 0.3746 hectares (3,746 square metres), which equates to between 12.3% and 13.3% of the site. Parks, Forestry & Recreation requests a site parkland dedication of between 0.3440 hectares and 0.3746 hectares, which is the maximum required size under the alternate rate by-law.

The applicant, as part of the previous zoning amendment and draft plan of subdivision application, proposed to convey to the City an on-site parkland dedication of 0.2271 hectares (2,271 square metres) which forms part of the newly constructed Oates Park. The current parkland dedication requirement of between 0.3440 hectares and 0.3746 hectares, minus the prior proposed parkland dedication of 0.2271 hectares (2,271 square metres) equates to a short fall in parkland dedication of between 0.1169 hectares (1,169 square metres) and 0.1475 hectares (1,475 square metres). The applicant is required to satisfy this short fall of parkland dedication through a cash-in-lieu payment. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

Section 37

The Warden Woods Community Secondary Plan outlines policies with respect to Section 37. Section 37 will apply to increases in height and density as set out in the zoning by-law. Prior to the enactment of By-law No. 339-2006, the owner made a Section 37 contribution. No further Section 37 requirements are necessary as the project is not increasing the height or density on the site.

Tree Preservation

Urban Forestry Services advise that there is one privately owned tree that qualifies for protection under the Private Tree By-law. An updated arborist report will be required prior to registration of the draft plan of subdivision and/or future site plan applications.

Toronto Green Standard

Council has adopted the Toronto Green Development Standard, and staff will pursue the implementation of the standard through the future site plan approval applications.

Zoning By-law

The new zoning for the subject property proposes to amend Schedule 'A', Schedule 'B' and Schedule '1' of the Warden Woods Community Zoning By-law No. 950-2005 to add additional new townhouse zoning and associated performance standards on the subject

lands to permit rear lane townhouses. All other current zoning will remain unchanged. Refer to Attachment No. 6 – Draft Zoning By-law Amendment for additional information.

Development Charges

It is estimated that the development charges for this project will be \$2,187,235.00 for 281 dwelling units and 1467 square metres of retail. This is an estimate. The actual charge is assessed and collected upon issuance of the building permits.

The draft plan of subdivision conditions attached to the 2006 report for this development made provision for the pre-payment of the Park Development component of the development charges for 300 Danforth which were to be used by the City for the development of what is now known as Oates Park. Oates Park has since been built out by an adjacent developer (350 Danforth). In order to ensure that all developers in the area contribute fairly to the above base park improvements, staff are seeking authority for the General Manager of Parks Forestry and Recreation, at his or her discretion, to direct all or some of the outdoor portion of the Parks and Recreation component of the development charges for this development (7.78%) to reimburse the developer of 350 Danforth for a part of their costs in improving Oates Park. A credit in the amount of the pre-paid funds shall be granted to the owner of 300 Danforth Road at the time of the building permit issuance, when the balance of the development charges are payable.

CONTACT

Perry Korouyenis, Planner

Tel. No. (416) 396-4927

Fax No. (416) 396-4265

E-mail: pkorouy@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Conceptual Site Plan

Attachment 2: Previously Approved Conceptual Site Plan

Attachment 3: Application Data Sheet

Attachment 4: Draft Plan of Subdivision

Attachment 5: Zoning

Attachment 6: Draft Zoning By-law Amendment

Attachment 1: Conceptual Site Plan



Site Plan

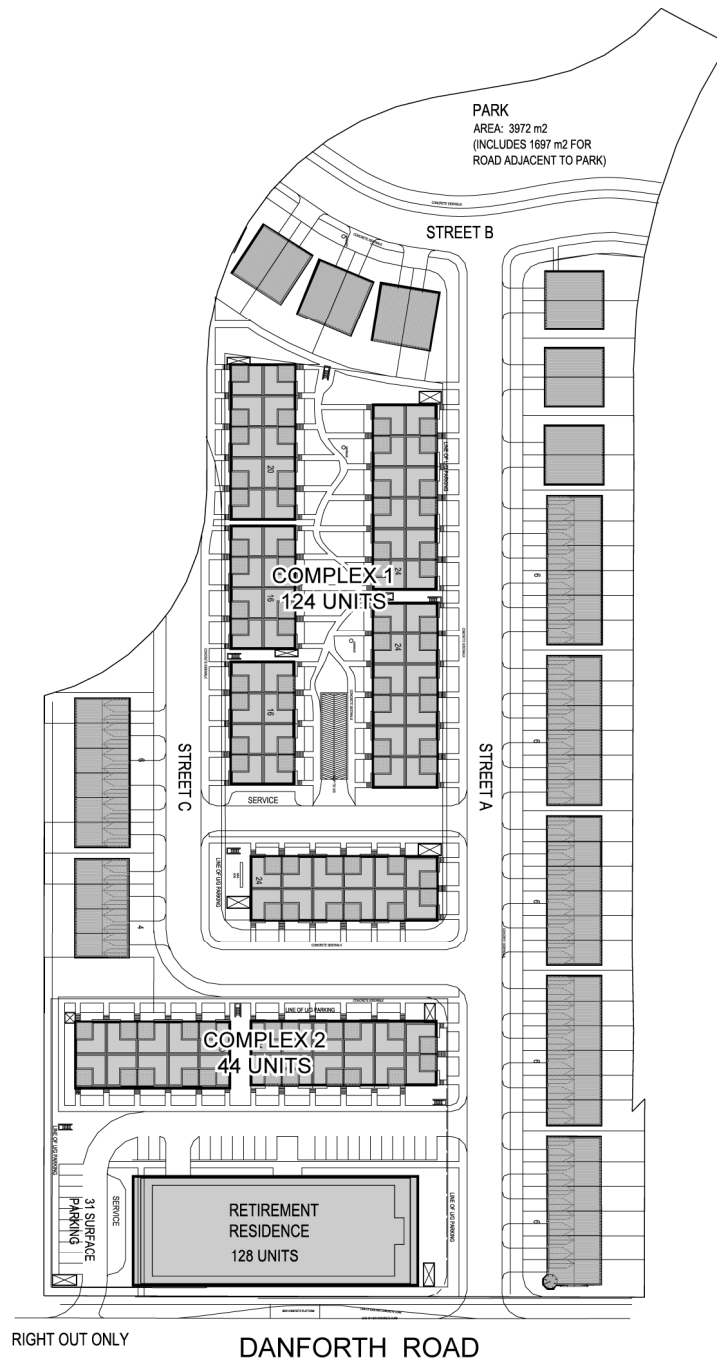
300 Danforth Road

Applicant's Submitted Drawing

Not to Scale 

File # 09-110484 OZ

Attachment 2: Previously Approved Conceptual Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
12/20/05 →

300 Danforth Road

File # 05-110455 OZ and 05-188717 SB

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 ROAD		
Location Description:	CON B LOT 32 PLAN M572 BLK C RP R2710 PART 2 TO 8		

Project Description: The zoning by-law amendment application seeks a revision to a previously approved residential development by permitting rear lane townhouses to the existing zoning. This application proposes approximately 258 to 281 dwelling units in a variety of housing forms, such as stacked townhouses, rear lane townhouses, street townhouses and semi-detached units. The current density which provides for a total of 348 dwelling units will remain unchanged.

Applicant:	Agent:	Architect:	Owner:
MICHAEL S. MANETT PLANNING SERVICES			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, except for semis

PROJECT INFORMATION

Site Area (sq. m):	36,648	Height:	Storeys:	2 storey semis and towns
Frontage (m):	145.68		Metres:	11
Depth (m):	300			
Total Ground Floor Area (sq. m):			Total	
Total Residential GFA (sq. m):	11,084		Parking Spaces:	min. 1 per unit
Total Non-Residential GFA (sq. m):			Loading Docks	0
Total GFA (sq. m):	30,087 (based on 258 dwelling units)			
Lot Coverage Ratio (%):	19.5			
Floor Space Index:	0.82			

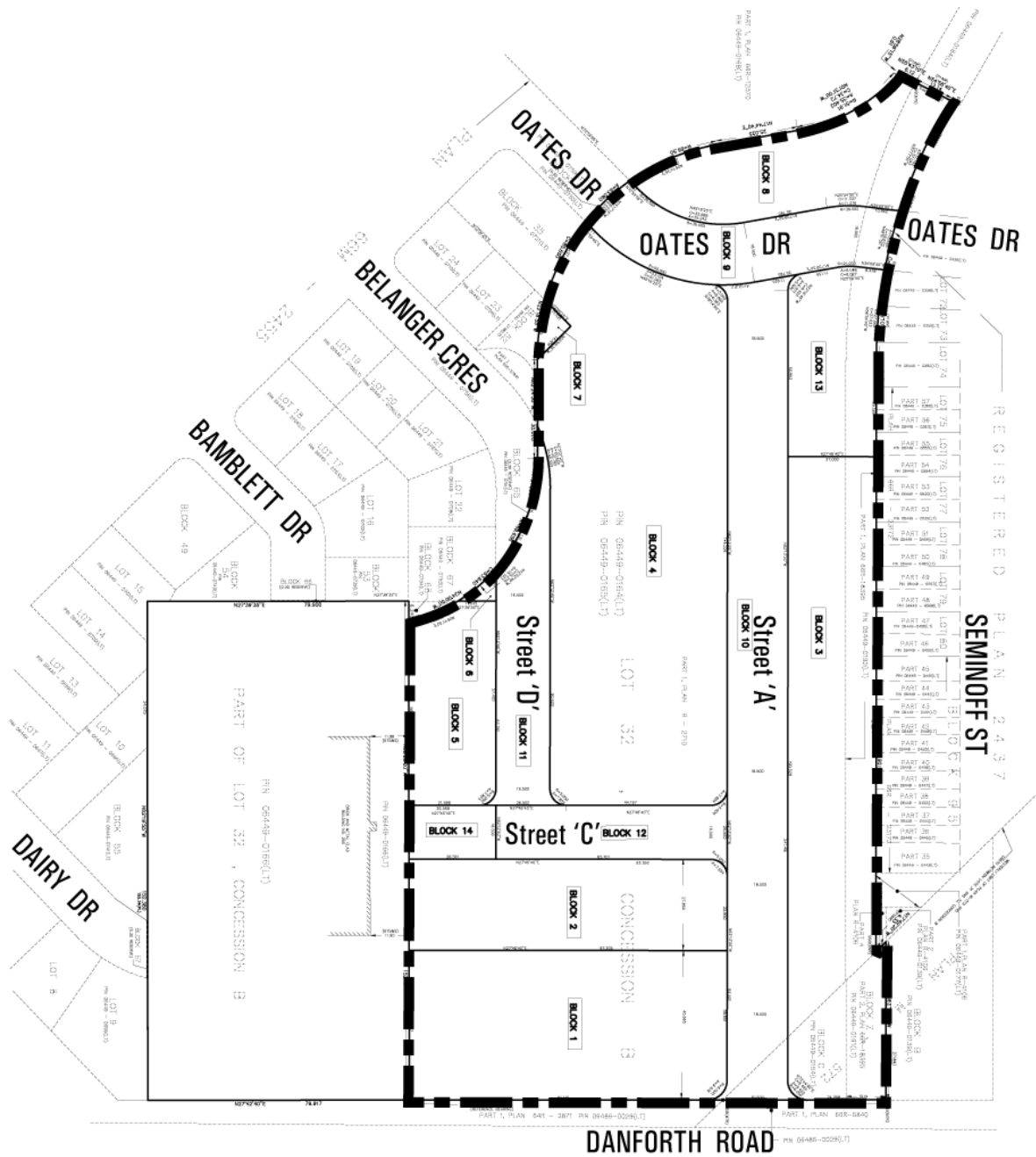
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Varies, New Towns will be Common Element Condo	Above Grade	Below Grade
Rooms:	Residential GFA (sq. m):	11,084	N/A
Bachelor:	Retail GFA (sq. m):	N/A	N/A
1 Bedroom:	Office GFA (sq. m):	N/A	N/A
2 Bedroom:	Industrial GFA (sq. m):	N/A	N/A
3 + Bedroom:	Institutional/Other GFA (sq. m):	N/A	N/A
Total Units:	b/w 258 - 281		

CONTACT:	PLANNER NAME:	Perry Korouyenis, Planner
	TELEPHONE:	(416) 396-4927

Attachment 4: Draft Plan of Subdivision



Draft Plan of Subdivision

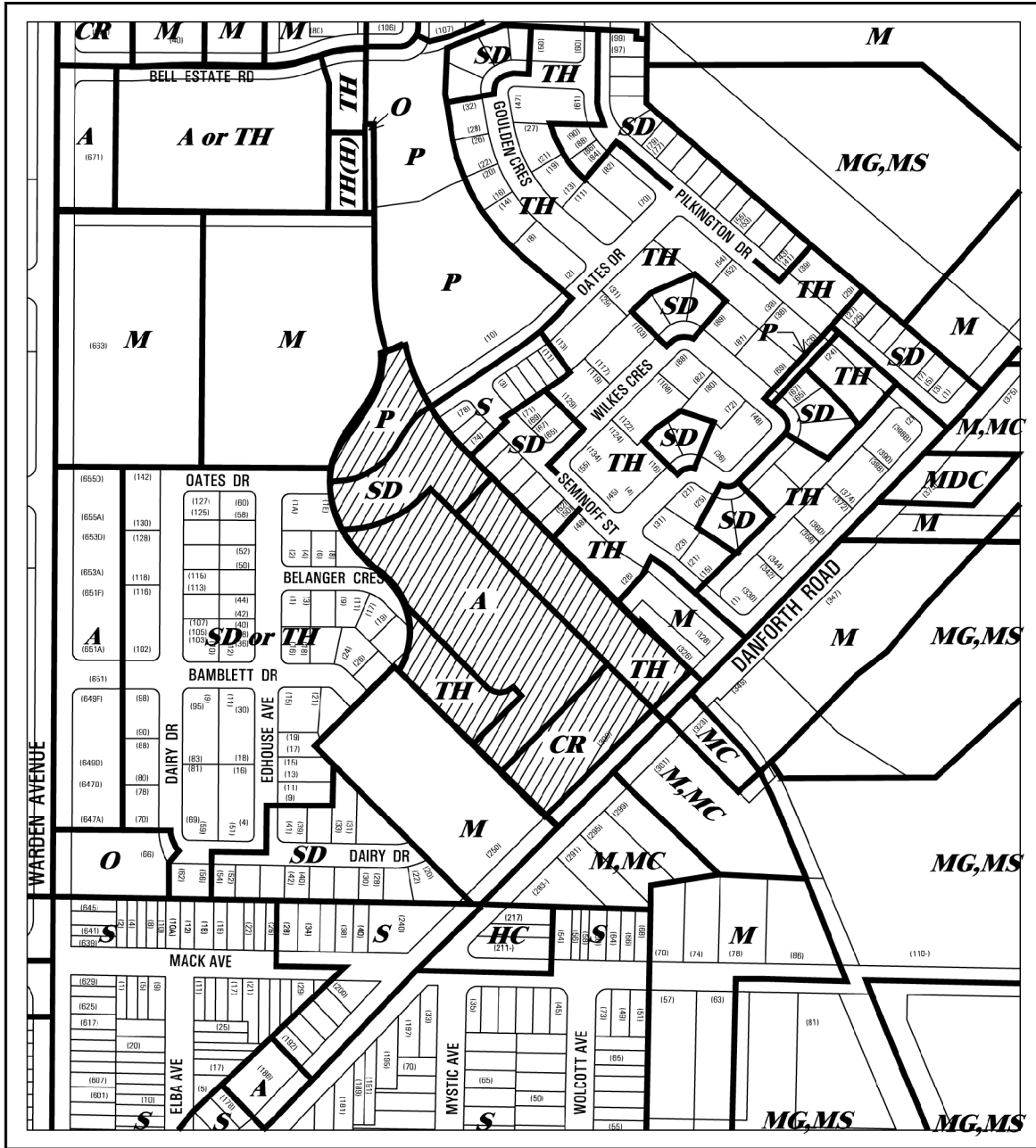
300 Danforth Road

Applicant's Submitted Drawing

Not to Scale
04/29/10

File # File # 09-110484 OZ

Attachment 5: Zoning



Toronto City Planning Division
Zoning

300 Danforth Road
 File # 09-110484 OZ

- | | | | |
|--|---|--|---|
| S Single-Family Residential | P Park | M Industrial Zone | Warden Woods, Oakridge Community and Oakridge Employment Bylaws
Not to Scale
03/17/09 |
| 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 | |
| | | | |

Attachment 6: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ ,
as adopted by City of Toronto Council on ~, 2010
Enacted by Council: ~, 2010

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2010

To amend the Warden Woods Community Zoning By-law No. 950-2005, as amended, with respect to the lands municipally known as 300 Danforth Road

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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 further amended by adding additional new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

TH – 18 – 21 – 50 – 63 – 64 – 141 – 174 – 175 – 207

2. Schedule 'B', **Performance Standards Chart**, is amended by adding the following Performance Standards:

REAR YARD SETBACK

50. For the rear main wall of the **dwelling unit** and detached garage:
 - (i) Where a **dwelling unit** is serviced by a rear **lane** a minimum of 12.0 m from a lane having a minimum width of 6.0 m.
 - (ii) Where a detached garage is serviced by a rear **lane** a minimum of 0.5 m from a lane having a minimum width of 6.0 m.

PARKING

174. A detached garage shall be provided with each townhouse **dwelling unit** where such townhouse **dwelling units** are serviced by a rear **lane**.

175. Minimum 1.0 **parking space per dwelling unit.**

3. Within the lands shown on Schedule '1' attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~, A.D. 2010.

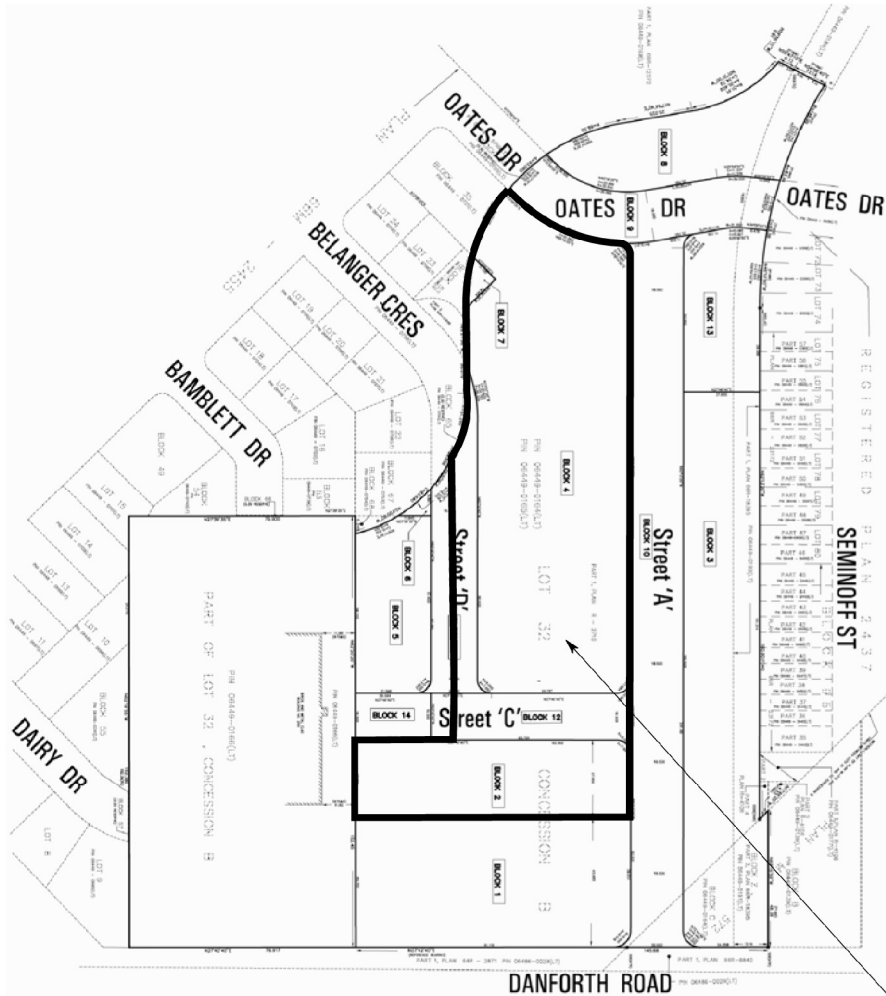
DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'
Lot 32

Con. B



A-19D-84-102-152-162-169-207 OR
TH-18-21-50-63-64-141-174-175-207

TORONTO City Planning
Division
Zoning By-Law Amendment

300 Danforth Road
File # 09-110484 0Z

 Area Affected By This By-Law

Oakridge Community District Bylaw
Not to Scale
05/04/10
