

Northeast Corner of Midland Avenue and St. Clair Avenue East - Rezoning Application - Preliminary Report

Date:	July 28, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 36 – Scarborough Southwest
Reference Number:	10 224994 ESC 36 OZ

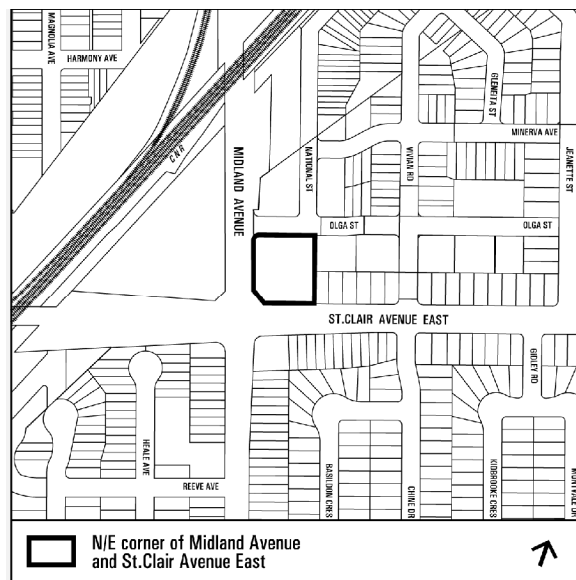
SUMMARY

This application was made 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 permit 22 freehold townhouse dwelling units to be developed within three townhouse blocks. Nineteen of the 22 townhouse dwelling units will be served by a common element condominium street while the remaining three dwelling units will be served by Olga Street.

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 has been circulated to City divisions and external agencies for comment. The report recommends that a community consultation meeting be scheduled by Community Planning staff, in consultation with the Ward Councillor. A final report and public meeting under the Planning Act is targeted for the first quarter



of 2011, providing the applicant submits required information to staff and commenting agencies in a timely manner and any issues identified have been satisfactorily resolved.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at the northeast corner of Midland Avenue and St. Clair Avenue East 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 property subject to this application is part of the Evergreen Subdivision which is a joint venture between Monarch Corporation and the Toronto Port Lands Company (formerly known as the Toronto Economic Development Corporation or TEDCO).

On June 19, 2007, Council approved a plan of subdivision application (06 191756 ESC 36 SB) to be developed in three phases (see Attachment 4).

The first phase of the subdivision was registered on October 19, 2009 which included 67 single-detached dwelling units and 32 townhouse units developed in five blocks. The site plan application for the townhouses (08 166721 ESC 36 SA) was approved on November 30, 2009. Construction of the first phase of development is nearing completion.

The second phase of the subdivision, which is the subject of this rezoning application, is for a 0.482 hectare (1.19 acre) block of land on the northeast corner of Midland Avenue and St. Clair Avenue East which was previously zoned to permit townhouses or apartments by site specific Zoning By-law No. 842-2004. Monarch Corporation is in the process of registering this block as a plan of subdivision.

The third phase of this subdivision includes the development of 16 single-detached dwelling units as well as a block reserved for future residential development. It is located along Brimley Road north of Comrie Terrace. This phase is to be developed at a later date.

Pre-Application Consultation

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

ISSUE BACKGROUND

Proposal

The applicant is proposing to construct a total of 22 freehold townhouse dwelling units. Eleven townhouse dwelling units will be contained in a townhouse block that fronts onto St. Clair Avenue East while eight townhouse dwelling units will be contained in a townhouse block that has frontage on Midland Avenue. These townhouse dwelling units will have frontages of between 4.2 – 4.37 metres (13.8 – 14.3 feet), have attached garages in the rear and require a common element condominium road for access.

The three townhouse dwelling units fronting onto Olga Street will be contained within a two-storey townhouse block and have 6.2 metre (20.3 foot) frontages. These units will have attached garages at the front of the units, direct access from Olga Street, and will not be tied to the common element condominium.

Site and Surrounding Area

The site is located at the northeast corner of Midland Avenue and St. Clair Avenue East and is approximately 0.482 hectares (1.19 acres) in size. This square shaped, relatively flat site has approximately 54.36 metres (178.3 feet) of frontage on St. Clair Avenue East, 54.15 metres (177.6 feet) of frontage on Midland Avenue and 60.37 metres (198.1 feet) of frontage on Olga Street.

The site is currently occupied by a construction trailer and a parking lot used by the workers for the previously approved phases of the Evergreen subdivision. Previous to this, the site was used as a golf driving range.

The abutting land uses include the following:

North: a stormwater management area related to previously approved phases of the Evergreen subdivision. The CN rail line is located just north of the stormwater management area.

South: the south side of St. Clair Avenue East has a single-storey shopping plaza containing retail uses and two three-storey walk-up apartment buildings.

East: a single-storey automotive repair centre is located on St. Clair Avenue East. Beyond the automotive repair centre on St. Clair Avenue East is an animal clinic and a single-storey commercial plaza containing retail uses. Behind these commercial uses are two-storey townhouses the front onto Olga Street and are part of the recently developed Evergreen subdivision.

West: a vacant parcel of City-owned land.

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 lands are designated Mixed Use Areas in the Official Plan. Mixed Use Areas provide for a broad range of commercial, residential, institutional and parks and open space uses in single or mixed use buildings which would enable residents to live, work and shop in the same area giving people an opportunity to depend less on their cars and create districts along transit routes that are animated, attractive and safe.

The Toronto Official Plan is available on the City's Website at:
<http://www.toronto.ca/torontoplan/index.htm>

Site and Area Specific Policy

This site is subject to Site and Area Specific Policy No. 273 in the Official Plan which limits the types of dwellings permitted in Mixed Use Areas to apartments with a maximum of four storeys and townhouses.

This policy also recognizes the prominence of the Midland Avenue and St. Clair Avenue East intersection as a gateway to the community and as such, requires a high quality of design with buildings situated close to the street edge, parking areas located to the rear of the buildings or underground and the incorporation of pedestrian amenities and landscaping.

This policy also requires that the entire site be designed in accordance with the Midland/St. Clair Urban Design Guidelines.

Site and Area Specific Policy No. 273 is available on the City's website at:
http://www.toronto.ca/planning/official_plan/pdf_sitespecific/sas_policies_266_to_278_oct2009.pdf

Zoning

The subject parcel is currently zoned A - Apartment Residential and TH - Townhouse Residential in the Midland / St. Clair Community Zoning By-law No. 842-2004. The existing zoning standards encourage townhouses to be located close to the surrounding public streets through a maximum building setback requirement of 5 metres (16 feet). The zoning also regulates lot sizes and encourages at-grade outdoor amenity space by setting minimum frontages of 4.5 metres (15 feet) and maximum building coverage requirements of 55% of the lot area.

However, as a result of the discovery of a large easement along the Midland Avenue frontage, all development along Midland Avenue is required to be setback approximately 16.5 metres (54 feet) to avoid conflict with below-ground infrastructure. This was not taken into account by the original zoning by-law provisions and has implications for the development of the site.

Site Plan Control

This property is subject to site plan control. A site plan control application (10 140731 ESC 36 SA) was submitted in March of 2010 and is currently under review.

Tree Preservation

There are four privately owned trees on this property. Through the preliminary review of the site plan control application it has been determined that the trees are in poor condition and do not qualify for protection under the City of Toronto's Tree Preservation By-law Number 388-2000, as amended. Replacement of these trees will be secured through the site plan control application.

Reasons for the Application

The existing site specific zoning provisions (By-law No. 842-2004) currently permit either apartment or townhouse uses. However, the extent of a large easement along the Midland Avenue frontage was not known at the time the by-law was created. As a result of this large easement and the revised development concept the applicant has now submitted a zoning by-law amendment application to permit the proposed development.

The applicant is seeking approval of the following zoning provisions:

- reduction of the minimum 4.5 metre (14.7 foot) frontage requirement;
- increase in the maximum front yard setback;
- reduction of the minimum side yard setbacks;
- increase in the maximum setback for buildings erected on corner lots;
- reduction of the minimum setback from lot lines other than street lines;
- increase in the maximum building coverage;
- increase in the maximum permitted building height; and
- reduction in the minimum setback requirements for buildings and garages from internal lanes.

Additional zoning provisions may be identified through the review of this application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Draft Zoning By-law Amendment
- Green Development Checklist
- Arborist Report
- Stormwater Management Report

City Staff are reviewing the application for completeness.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comments prior to presenting a final report to Scarborough Community Council. The following issues have been identified by staff to date:

- appropriateness of the proposed built form and massing;
- appropriateness of the zoning provisions requested by the applicant;
- landscaping and maintenance requirements along the Midland Avenue frontage;
- design at the intersection of Midland Avenue and St. Clair Avenue East to reflect the intersection as a gateway to the community;
- private or public garbage collection;
- location of garbage and recycling collection and storage of bins;
- location of gas metres and air conditioning units; and
- relocation of the TTC shelter on St. Clair Avenue East.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Application Circulation

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

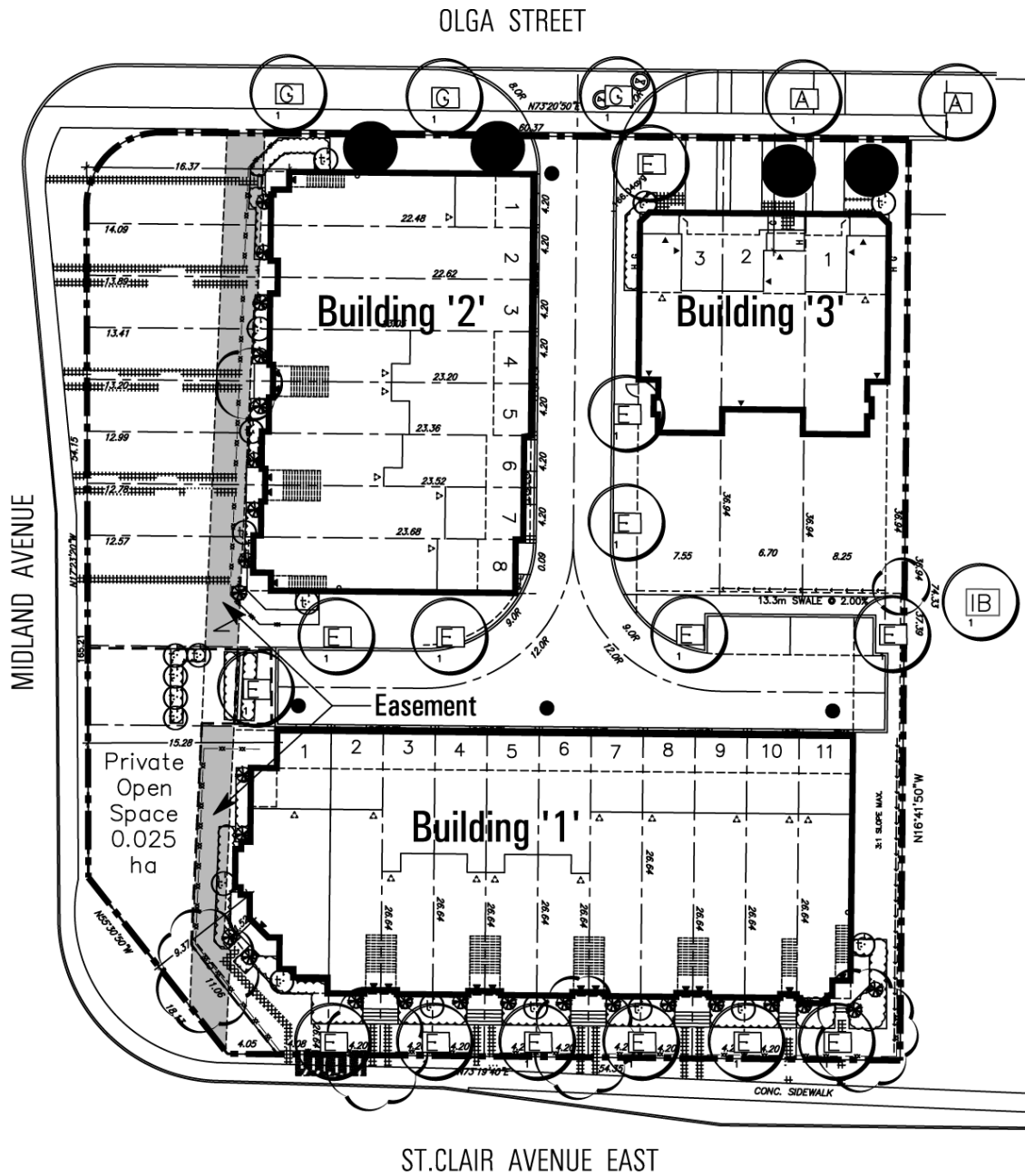
Attachment 2a-2e: Elevations

Attachment 3: Zoning

Attachment 4: Subdivision Phasing Plan

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

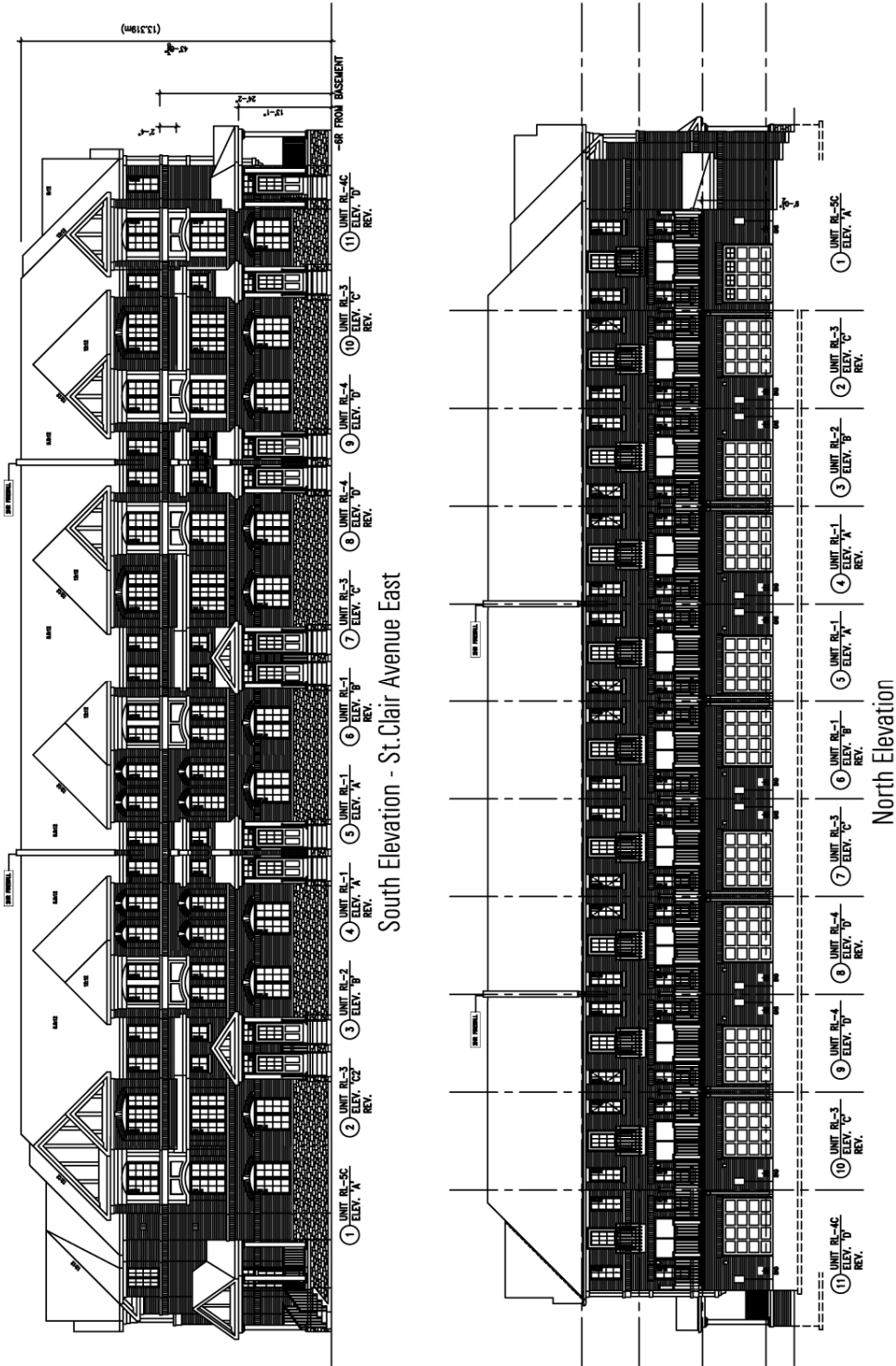
Applicant's Submitted Drawing

Not to Scale 

N/E corner of Midland Avenue
and St. Clair Avenue East

File # 10-224994 OZ

Attachment 2a: Elevations



N/E corner of Midland Avenue
and St. Clair Avenue East

Elevation Plans - Building '1'
Applicant's Submitted Drawing

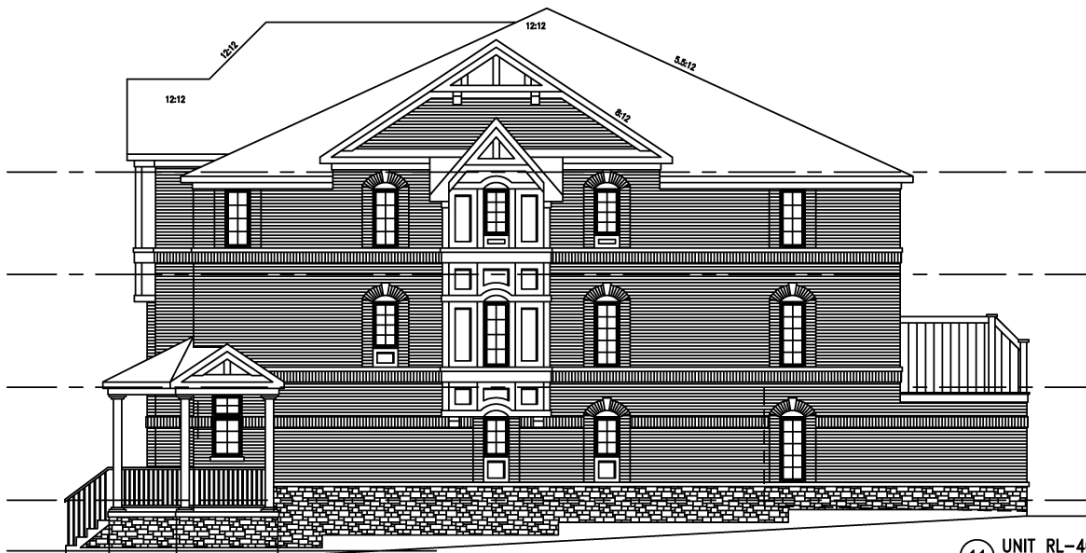
Not to Scale
07/21/10

File # 10-224994 0Z

Attachment 2b: Elevations



West Elevation - Midland Avenue



East Elevation

Elevation Plans - Building '1'

Applicant's Submitted Drawing

Not to Scale
07/21/10

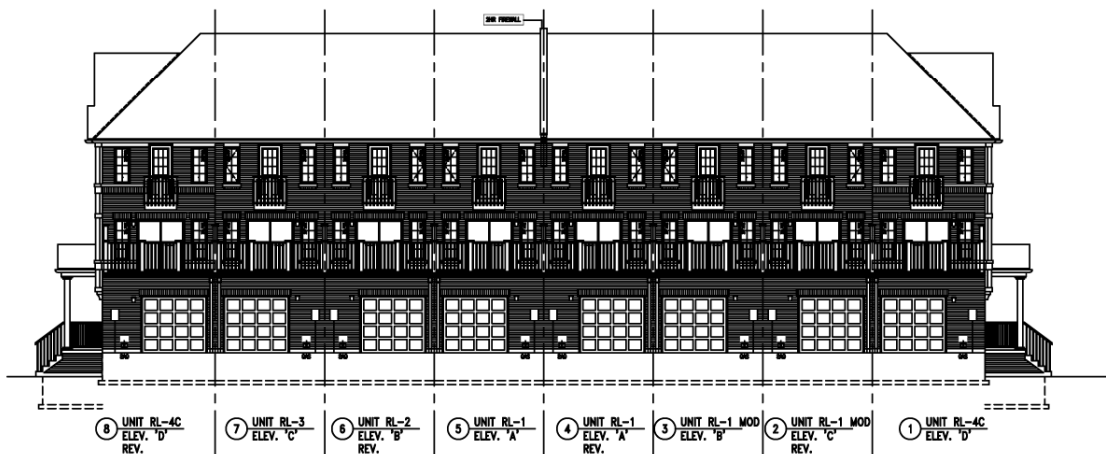
N/E corner of Midland Avenue
and St. Clair Avenue East

File # 10-224994 0Z

Attachment 2c: Elevations



West Elevation - Midland Avenue



East Elevation

Elevation Plans - Building '2'

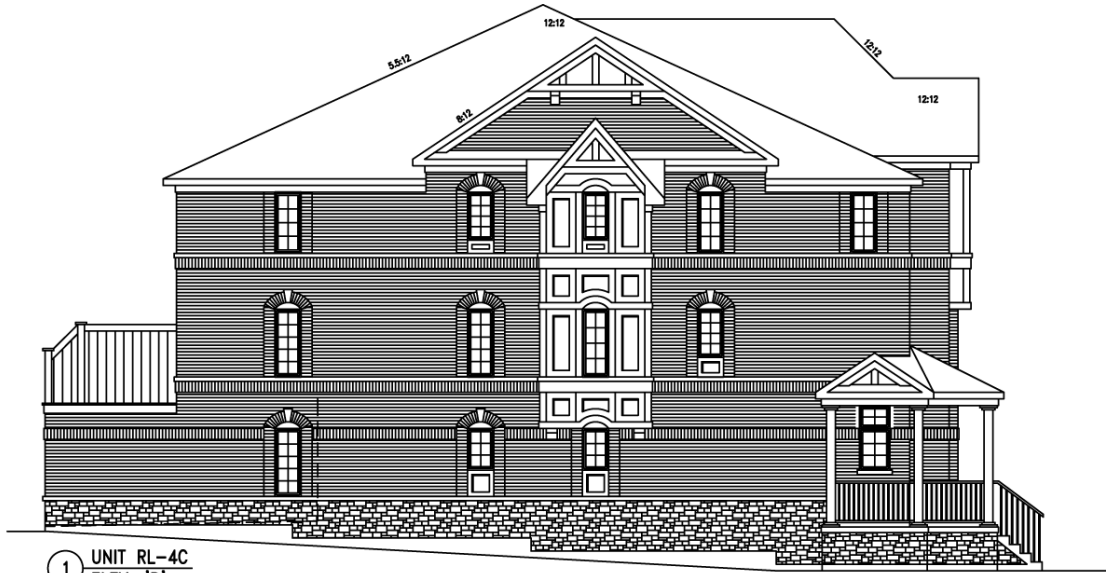
Applicant's Submitted Drawing

Not to Scale
07/21/10

N/E corner of Midland Avenue
and St. Clair Avenue East

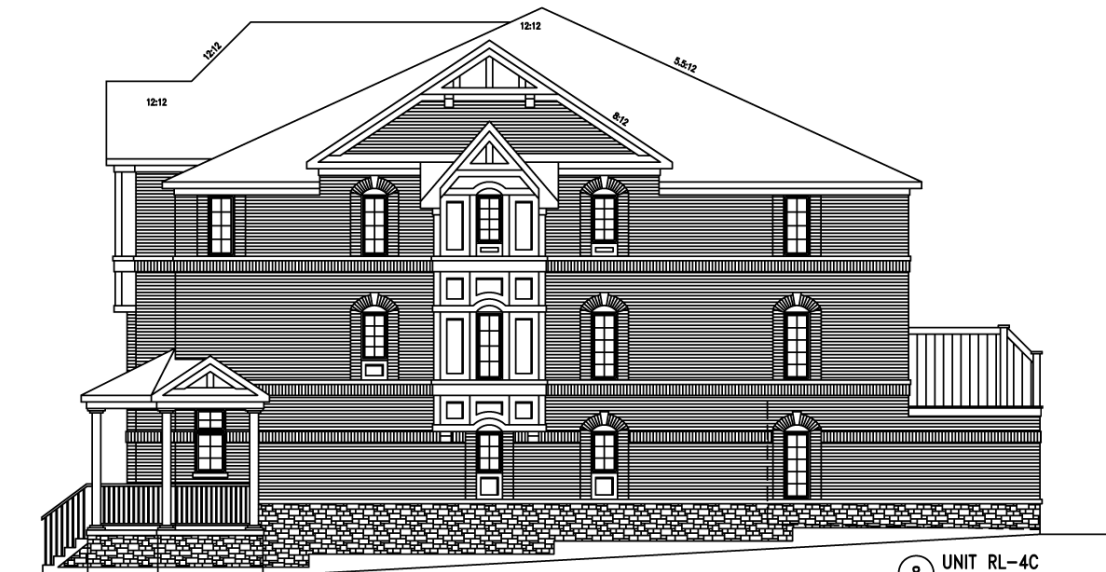
File # 10-224994 OZ

Attachment 2d: Elevations



① UNIT RL-4C
ELEV. 'D'

North Elevation - Olga Street



⑧ UNIT RL-4C
ELEV. 'D'
REV.

South Elevation

Elevation Plans - Building '2'

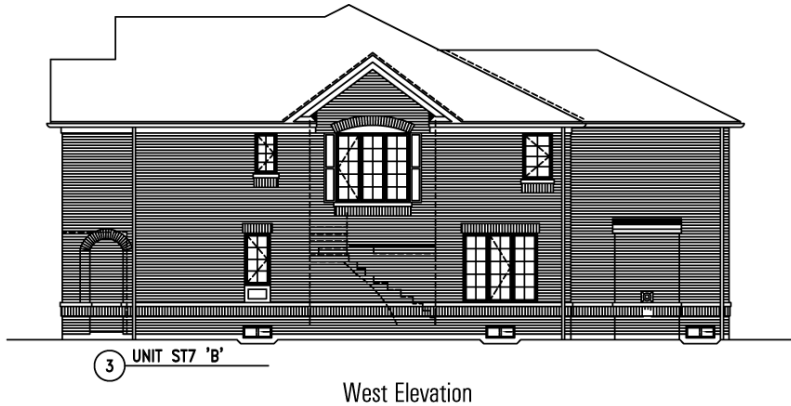
Applicant's Submitted Drawing

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07/21/10

N/E corner of Midland Avenue
and St. Clair Avenue East

File # 10-224994 OZ

Attachment 2e: Elevations



Elevation Plans - Building '3'

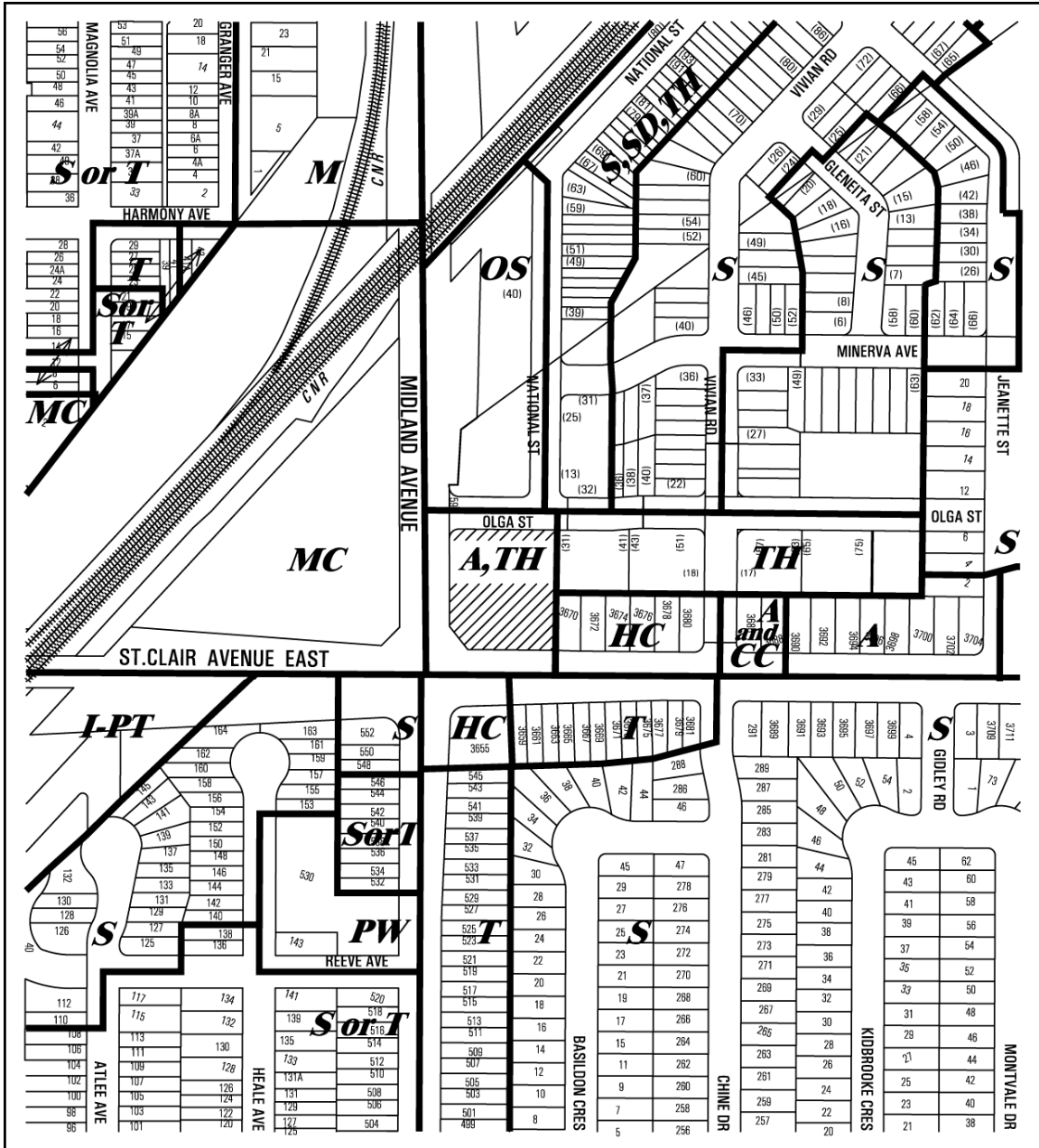
Applicant's Submitted Drawing

Not to Scale
07/21/10

N/E corner of Midland Avenue
and St. Clair Avenue East

File # 10-244994 OZ

Attachment 3: Zoning

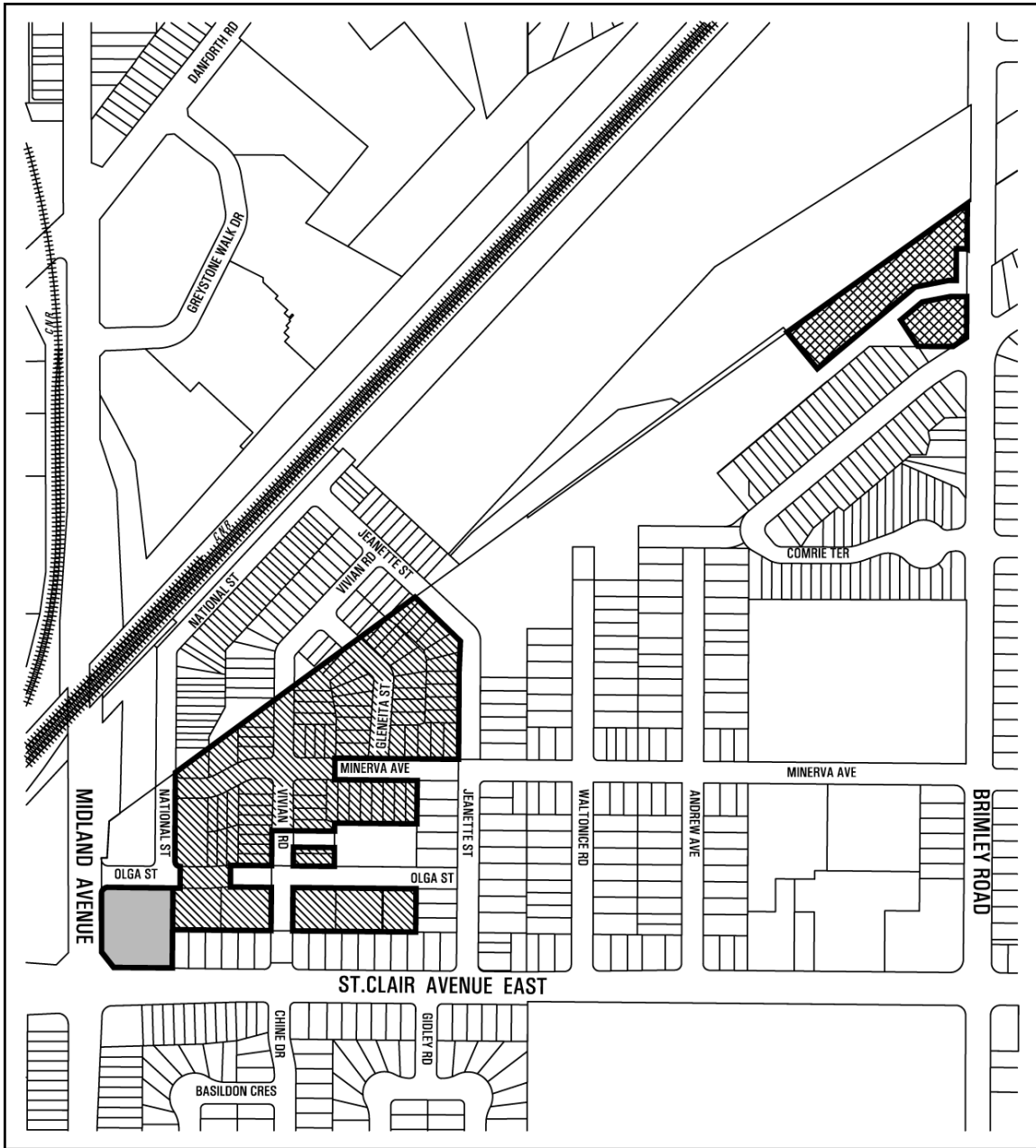


TORONTO City Planning Division
Zoning

N/E corner of Midland Ave. & St.Clair Ave.East
 File # 10-244994 0Z

- S** Single- Detached Residential
 - T** Two Family Residential
 - SD** Semi-detached Residential
 - TH** Townhouse Residential
 - A** Apartment Residential
 - CC** Community Commercial
 - HC** Highway Commercial
 - I-PT** Institutional Uses- Public Transit
 - PW** Place(s) Of Worship
 - OS** Open Space
 - M** Industrial Zone
 - MC** Industrial Commercial Zone
- Midland/St.Clair, Cliffcrest, Cliffside, Kennedy Community Bylaws;
 Birchmount Park Employment District Bylaw
 Not to Scale
 07/23/10

Attachment 4: Subdivision Phasing Plan



Subdivision Phasing Plan

N/E corner of Midland Avenue
and St. Clair Avenue East

File # 10-244994 0Z

- Phase 1 (under construction)
- Phase 2 (location of application)
- Phase 3 (future application)

Not to Scale
07/26/10

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 224994 ESC 36 OZ
Details	Rezoning, Standard	Application Date:	July 20, 2010

Municipal Address: 0 MIDLAND AVE
 Location Description: PLAN 1664 PT LOTS 63 TO 72 RP 66R23545 PARTS 17 TO 22 **GRID E3604
 Project Description: Monarch has submitted a zoning by-law amendment application to permit a total of 22 townhouse units consisting of 19 freehold units fronting on Midland and St.Clair Avenues with a common element condominium road and 3 free hold units fronting on Olga Street with direct access from Olga Street.

Applicant:	Agent:	Architect:	Owner:
MONARCH CORPORATION	Monarch Corporation / Bousfields Inc.	Viljoen Architect Inc	City of Toronto Economic Development Corporation (C.O.B. Toronto Port Lands Company)

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Site and Area Specific Policy 273
Zoning:	TH(Townhouse Residential), A(Apartment)	Historical Status:	
Height Limit (m):	12.6m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4818.72	Height:	Storeys:	3
Frontage (m):	0		Metres:	13.35
Depth (m):	0			
Total Ground Floor Area (sq. m):	2101.88			Total
Total Residential GFA (sq. m):	4179.72		Parking Spaces:	27
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4179.72			
Lot Coverage Ratio (%):	43.62			
Floor Space Index:	0.87			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	22

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4179.72	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: PLANNER NAME: Alex Teixeira, Planner
TELEPHONE: 416-396-5279