

# 1 Dean Park Road - Zoning By-law Amendment and Rental Demolition Control Applications - Preliminary Report

<b>Date:</b>	January 25, 2016
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough East
<b>Reference Number:</b>	15 202048 ESC 44 OZ and 15 217952 ESC 44 RH

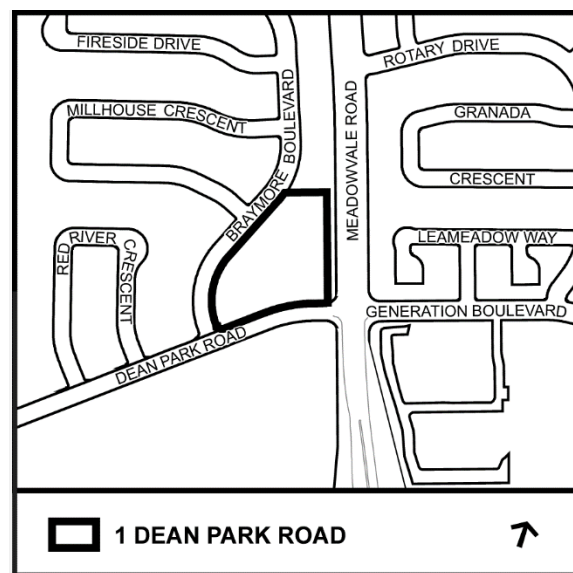
## SUMMARY

The zoning by-law amendment application proposes two 14-storey rental apartment buildings on an existing rental apartment site containing a 16-storey apartment building which includes a 2-storey townhouse podium and a free-standing block of townhouses at 1 Dean Park Road.

An application for Rental Housing Demolition and Conversion under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has been submitted for the requested demolition of 3 rental units located within the free standing block of townhouses.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The application should proceed through the normal planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled



once all identified issues have been satisfactorily resolved and all required information is provided.

Staff have significant concerns with the proposal, specifically the building heights, massing and density and will be seeking significant modifications to the proposal with the further processing of the application.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 1 Dean Park Road 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

Minor Variance Application A177/02SC was approved by the Committee of Adjustment on November 13, 2002 on the subject property to permit among other matters, a total of 274 residential units, increased lot coverage, a reduced indoor amenity area of 87.5 m<sup>2</sup> and a reduced minimum landscaped area. The associated Site Plan Control Application TF SPC 2002 0076 was approved on June 12, 2003 to replace an indoor swimming pool, changing facilities and storage room with 5 additional townhouse units and 3 apartment units.

### **Pre-Application Consultation**

A pre-application consultation meeting was held in January 2012 with the owner, planning consultant and architect to provide feedback on an infill proposal for two new 15 to 16 storey buildings on the existing rental apartment site containing a 16-storey rental apartment building and 2 blocks of rental townhouses.

A second pre-application consultation meeting was held in April 2013 with the same parties to provide feedback and discuss complete application submission requirements for a similar infill proposal involving two new 14-storey rental apartment buildings.

City Planning Division staff expressed concerns with both proposals regarding the proposed building heights, the intensity of the proposed development, transition to the

surrounding lower-scale *Neighbourhoods*, shadow impacts and the location of the existing driveway access to serve the proposed development.

A pre-application checklist was provided to the planning consultant, upon request, in May 2013.

## **ISSUE BACKGROUND**

### **Proposal**

The zoning by-law amendment application is an infill development proposal for two 14-storey rental apartment buildings on an existing rental apartment site containing a 16-storey apartment building which includes a 2-storey townhouse podium and a free-standing block of townhouses.

The rental housing demolition and conversion application proposes to demolish the free-standing townhouse block containing 3 rental dwelling units.

After demolition, the site will contain 626 rental dwelling units, including 271 existing rental units (250 apartment units and 21 townhouse units in the existing apartment building) and 355 proposed apartment units (181 units in Building A and 174 units in Building B).

The development is proposed in two phases. Phase 1 consists of Building A with a four-level underground parking structure and the demolition of the 3-unit townhouse block. Phase 2 consists of Building B with a 2-level underground parking structure.

The total gross floor area, including the retained apartment building and townhouse block is approximately 49,561 m<sup>2</sup> or 3.02 times the lot area. The residential unit mix, including the existing units to be retained, proposes 167 one-bedroom units, 185 1-bedroom plus den units, 174 2-bedroom units, 86 2-bedroom plus den units and 17 3-bedroom units.

A total of 583 m<sup>2</sup> of indoor amenity space is proposed on the ground floor of each proposed building (228 m<sup>2</sup> in Building A and 355 m<sup>2</sup> in Building B). A total of 886 m<sup>2</sup> of outdoor amenity is proposed (318 m<sup>2</sup> in Phase 1 and 568 m<sup>2</sup> in Phase 2). The applicant advises that all indoor and outdoor amenity areas will be accessible to existing and new residents.

Upon completion, the site will contain 630 underground parking spaces. Access to the site is proposed from the existing driveway of Dean Park Road.

Attachments 1 and 2 include the applicant's site plan and elevations. Additional site and development statistics are included in the application data sheet (Attachment 4)

### **Site and Surrounding Area**

The site is located on the northwest corner of Dean Park Road and Meadowvale Road with frontage along Braymore Boulevard. The site slopes upward from north to south.

There is a concentration of existing trees within the southwest portion of the site and rows of tree along all of the property lines. A 9.5-metre wide easement is located along the north property boundary for stormwater and sanitary infrastructure.

The irregular-shaped parcel is approximately 1.63 hectares with frontages of approximately 133 metres along Dean Park Road and 195 metres along Braymore Boulevard. A 12.1 metre wide greenbelt block owned by the City of Toronto running along the east property line is located between the subject site and Meadowvale Road.

The site contains 274 residential units with a gross floor area of approximately 24,872 m<sup>2</sup> or 1.52 times the lot area. The site is currently occupied by a 16-storey 250-unit residential rental apartment building, which includes a 2-storey 21-unit rental townhouse podium with rear yards fronting Braymore Boulevard. The site also contains a free-standing block of 3 rental townhouses units with rear yards facing the intersection of Braymore Boulevard and Dean Park Road.

There is an existing 91 m<sup>2</sup> outdoor amenity area containing a play structure. As noted above, the Committee of Adjustment approved a 2002 Minor Variance application requiring the provision of a 87.5 m<sup>2</sup> indoor amenity area for the existing development. Notwithstanding this approval, the applicant advises that there are no existing indoor amenity areas within the apartment building.

Existing parking is contained within one-level of underground parking and surface parking located north of the building parallel to the east property line. There is one full movement driveway off Dean Park Road.

Surrounding land uses include:

- North: a 2-storey detached dwelling immediately north. Further north are 2-storey detached and semi-detached dwellings on the east side of Braymore Boulevard and further north and west;
- South: a 12-storey apartment building with at-grade commercial uses on the southwest corner of Dean Park Road and Meadowvale Road with zoning and site plan control approvals for an additional 12-storey apartment building with a 3-storey podium on the northwest portion of the site and the conversion of part of the existing commercial space within the existing apartment building to residential units and indoor amenity area. Site Plan Control Application 13 221396 ESC 44 SA has been subsequently filed to the City and is currently under review to amend these previous approvals within the same area of the site to permit 2 blocks of 3-storey apartment buildings with a total of 58 units and the conversion of some of existing commercial space within the existing 12-storey apartment building to 10 residential units. Further west on the south side of Dean Park Road is a 2-storey institutional use, John G Diefenbaker Public School and Dean Park. Further south on the west side of Meadowvale Road is a 12-storey apartment building, Dean Park and Highway 401;

East: a 12.1 metre wide greenbelt block owned by the City of Toronto immediately east. Further east on the east side of Meadowvale Road are 2-storey detached dwellings with a townhouse development and Bob Hunter Park further south on the east side of Meadowvale Road; and

West: 2-storey street townhouses on the west side of Braymore Boulevard. Further west are 2-storey semi-detached dwellings and 2-storey street townhouses.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; providing an appropriate range of housing types and affordability to meet projected requirements of current and future residents; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

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## **Official Plan**

The site is designated *Apartment Neighbourhoods* in the City of Toronto Official Plan. *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents, as well as all forms of residential development provided in *Neighbourhoods*.

Healthy Neighbourhoods Policy 2.3.1.1 states that "*Neighbourhoods* and *Apartment Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* and *Apartment Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas." Developments in *Mixed Use Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will be compatible with those *Neighbourhoods*, providing a gradual transition of scale and

density of buildings and setbacks towards *Neighbourhoods* and maintaining adequate light and privacy for residents in those *Neighbourhoods*.

The Official Plan sets out development criteria in Section 4.2.2 to evaluate development in *Apartment Neighbourhoods* including:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

Policy 4.2.3 of the Official Plan states that significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- meet the development criteria set out in Section 4.2.2 for apartments;
- maintain an appropriate level of residential amenity on the site;
- provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of this Plan;
- maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;

- front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- consolidate loading, servicing and delivery facilities; and
- preserve or provide adequate alternative on-site recreational space for residents.

Built Form Policy 3.1.2 of the Official Plan, in large part, also reiterates the development criteria noted above.

Built Form Policy 3.1.3 of the Official Plan identifies tall buildings as those whose height are typically greater than the width of the adjacent road allowance. The proposed building height of Building A (excluding mechanical penthouse) is 40.1 metres (14 storeys) and the planned right-of-way width of the nearest adjacent right-of-way, Meadowvale Road is 36 metres. The proposed building height of Building B (excluding mechanical penthouse) is 40.4 metres (14 storeys) and the planned right-of-way width of the adjacent right-of-way, Dean Park Road is approximately 21 metres. As such, the two proposed buildings meet the definition of a tall building.

Policy 3.1.3 also states that tall buildings are generally limited to parts of the *Downtown, Centres* and other areas in which they are permitted by a Secondary Plan, area-specific policies, a comprehensive zoning by-law, site specific policies in effect as of the approval date of this Official Plan or site specific zoning that pre-dates approval of this Plan. Tall buildings will only be permitted in other areas on the basis of appropriate planning justification consistent with the policies of this Plan.

Policy 3.1.3 also states that tall buildings come with larger civic responsibilities than buildings of a smaller scale. In addition to addressing specific built form characteristics, proposals for tall buildings must clearly demonstrate how they relate to the existing and planned context, take into account their relationship with the topography and other tall buildings and they meet the other objectives of the Official Plan.

Section 3.1.1 of the Official Plan includes policies on the public realm. The policies encourage development that improves the public realm (streets, sidewalks and open spaces) for pedestrians.

The Official Plan also contains policies addressing the need to preserve and increase the City's supply of rental and affordable housing. Policy 3.2.1 of the Official Plan includes housing policies that encourage the provision of a full range of housing in terms of form, tenure and affordability.

Policy 3.2.1.2 states that the existing housing stock of housing will be maintained and replenished and new housing stock will be encouraged through intensification and infill that is consistent with this Plan. Policy 3.2.1.5 states that significant new development on

sites containing six or more rental units, where existing rental units will be kept in the new development:

- will secure as rental housing, the existing rental housing units which have affordable and mid-range rents; and
- may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of the Official Plan, without pass-through of such costs in the rents to tenants.

The Official Plan provides for the use of Section 37 of the *Planning Act* to secure community benefits in exchange for increased height and density for new development, provided it first meets the test of good planning and is consistent with the policies and objectives of the Plan.

In addition to the policies referenced above, the entire Official Plan will be considered through the review of this application. The Toronto Official Plan is available on the City's website at: [www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

### **Official Plan Amendment 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, Housing, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

The Amendment implements the City's Tower Renewal Program by promoting the renewal and retrofitting of older apartment buildings and encouraging small scale retail, institutional uses and community facilities at grade in apartment buildings to better serve residents.

The development criteria included in the Healthy Neighbourhoods policies in the in-force Official Plan in the Official Plan section above are strengthened and refined by the amended Healthy Neighbourhood policies in Official Plan Amendment 320. Amended Healthy Neighbourhoods Policy 2.3.1.2 states that *Apartment Neighbourhoods* are residential areas with higher density than Neighbourhoods and are considered to be physically stable. Development in *Apartment Neighbourhoods* will be consistent with this objective and will respect the criteria contained in Policies 4.2.2 and other relevant sections of this Plan. However, on sites containing one or more existing apartment building(s) sensitive infill development that improves existing site conditions may take place where there is sufficient space to accommodate additional buildings while providing a good quality of life for both new and existing tenants; including maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and maintaining sunlight on



outdoor amenity space and landscaped open space, provided such infill is in accordance with the criteria in Policies 4.1.10, 4.2.3 and other policies of this Plan. *Apartment Neighbourhoods* contain valuable rental housing apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.

Amended Housing Policy 3.2.1.2 states that the existing stock of housing will be maintained, improved and replenished. The City will encourage the renovation and retrofitting of older residential apartment buildings. New housing supply will be encouraged through intensification and infill that is consistent with this Plan. Amended Housing Policy 3.2.1.5 states that where existing rental units will be kept in new developments containing six or more rental units, any needed improvements and renovations to existing rental housing units and associated amenities to extend the life of the building(s) that are to remain should be a City priority under Section 5.1.1 of this Plan where no alternative programs are in place to offer financial assistance for this work.

The amended *Apartment Neighbourhood* policies provide refined and improved guidance regarding compatible infill development on apartment sites. Amended *Apartment Neighbourhoods* Policy 4.2.3 states that significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site with one or more existing apartment buildings for the purpose of improving the existing site conditions by:

- locating new buildings to proportionally frame the edge of new and existing streets, parks and landscaped open spaces;
- consolidating, and if necessary, relocating parking and servicing areas where they are not visible from streets, parks and landscaped open spaces;
- providing grade-related dwellings at the edge of public streets, parks and landscaped open spaces; and
- improving upon the quality of landscaped open space and outdoor amenity space for new and existing residents.

Amended *Apartment Neighbourhoods* Policy 4.2.4 includes more refined and improved guidance regarding compatible infill development on apartment sites. Compatible infill development may be permitted on a site containing one or more existing apartment buildings that has sufficient underutilized space to accommodate one or more new building(s) while improving site conditions and providing good quality of life for both new and existing residents including: maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, maintaining adequate sunlight and privacy for residential units, maintaining sunlight on outdoor amenity space and landscaped open space, and improving pedestrian access to the buildings from public sidewalks and through the site. Infill development that may be permitted on a site containing an existing apartment building will be subject to additional development

criteria beyond above-noted Policy 4.2.3 of the in-force Official Plan and among other matters, will:

- respect the scale, including height and massing, of the existing apartment building(s) on and adjacent to the site, and not create high-rise additions to existing apartment building(s) on the site;
- maintain separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy;
- maintain or replace and improve indoor and outdoor residential amenities on the site, including, wherever possible, equipping and managing indoor and outdoor amenity space to encourage use by residents;
- provide privacy, areas of landscaped open space, and maintain adequate sunlight to units, on outdoor amenity spaces and on open spaces, for both new and existing residents;
- promote in the lower floors of midrise and tall apartment buildings grade related units with front gardens, stoops and porches that take direct access from public sidewalks, accessible open spaces and park edges;
- consolidate and integrate loading, servicing and delivery facilities, and parking ramps within the building wherever possible;
- minimize curb cuts, encourage shared loading, parking access and ramps;
- improve waste storage and waste diversion facilities including enclosure of outdoor waste storage areas, to improve aesthetics, health and safety and waste diversion rates. Waste storage areas should be enclosed within a building, where possible;
- provide renovations and retrofits wherever necessary to extend the life of the existing buildings to be retained; and
- improve energy and water efficiency in existing buildings through renovations, retrofits and changes to management practices.

## **Zoning**

The lands are zoned Apartment Residential (A) under the Rouge Community Zoning By-law 15907, as amended, of the former City of Scarborough. The A Zone permits apartment buildings, day nurseries and group homes. Apartments are permitted at a maximum density of one unit per 61 m<sup>2</sup> of lot area, or a total of 269 units.

The site is also part of the of the new City of Toronto Zoning By-law No. 569-2013 enacted by City Council on May 9, 2013. The lands are zoned Residential Apartment Zone, RA (au61.0) (x363) (Attachment 3). The RA Zone permits apartment buildings with a maximum height of 54 metres. The total number of dwelling units existing on the lot on the date of the enactment of this By-law being the maximum number of dwelling units permitted on the lot.

## **Site Plan Control**

The proposed development is subject to Site Plan Control. An application for Site Plan

approval has not been submitted.

## **Tenure**

The Housing Issues Report submitted with these applications states that the 355 proposed apartment dwelling units will be purpose-built rental units. In addition, the 271 existing apartment and townhouse rental units within the apartment building will be retained as purpose-built rental units.

## **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law, contained in Chapter 667 of the City's Municipal Code, implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units in buildings containing six or more rental units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals involving the demolition of six or more rental housing units, or those involving the demolition of at least one rental housing unit and a related application for a Zoning By-law amendment, require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the Planning Act may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the Toronto Municipal Code for the demolition of 3 existing rental townhouses units. The owner has provided the required notice to all affected tenants.

As per Chapter 667-14, a tenant consultation meeting shall be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

## **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

The Guidelines provide specific recommendations for tall buildings on issues of fit and transition in scale, sunlight and sky view, building placement, base building height and

scale, tower floor plate size, separation distances, tower articulation, sustainable design and pedestrian realm considerations including streetscape, wind effects and landscape design.

The city-wide Guidelines are available at  
<http://www.toronto.ca/planning/tallbuildingdesign.htm>

## **Mid-Rise Building Guidelines**

Toronto City Council, in July 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications and directed staff to use the Performance Standards for Mid-Rise Buildings in reviewing all new and current mid-rise development proposals on the *Avenues* for a two year monitoring period and in November 2013 Council extended the monitoring period to the end of 2014.

At its meeting on November 3-4, 2015, City Council considered the October 8, 2015 Planning and Growth Recommendation, the October 27, 2015 Supplementary Report and August 28, 2015 Staff Report on minor adjustments to the Mid-Rise Buildings Performance Standards. City Council referred this item back to Planning and Growth Management Committee for further consideration on matters such as further consultation with Residents' Associations and additional adjustments to the Performance Standards. The decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG9.8>

The Avenues and Mid-rise Buildings Study identifies a list of best practices and establishes a set of performance standards for new mid-rise buildings. Key issues addressed by the Study include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites.

The Study can be found at:  
<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/midrise-FinalReport.pdf>

## **Infill Townhouse Guidelines**

The Infill Townhouse Guidelines are intended to clarify the City's interest in addressing development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. Some of the goals of the Infill Townhouse Guidelines that the development should successfully address are creating a high quality living environment for all residents, maintaining an appropriate scale and pattern of development within its context, minimizing shadows, preventing blocked views and overlook onto existing residential buildings and consolidating service areas (parking, loading and garbage) to minimize their impact on public streets and open spaces.

## **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report and Tree Preservation Plan was submitted with the application and is currently under review by City staff.

## **Reasons for the Application**

An application to amend the Zoning By-law is proposed to permit the proposed density of the two new apartment buildings and to establish appropriate zoning provisions to implement the proposed development such as the maximum number of units, lot coverage, building separation distances, townhouse dwelling units, vehicle and bicycle parking requirements, building setbacks, building separation distances and landscaping requirements.

An application under Chapter 667 of the Municipal Code, pursuant to s.111 of the City of Toronto Act is required to demolish the 3 existing rental townhouse units.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the zoning by-law amendment application:

- Planning Rationale;
- Housing Issues Report;
- Community Services and Facilities Study;
- Sun/Shadow Study;
- Arborist Report;
- Pedestrian Level Wind Study;
- Toronto Green Standard Checklist;
- Transportation Impact Study; and
- Functional Servicing and Stormwater Management Report.

A Notification of Incomplete Application issued on September 3, 2015 identifies the outstanding material required for a complete application submission as follows:

- Geotechnical Study;
- Archaeological Assessment;
- Toronto Green Standard Checklist - Version 2.0;
- Draft Zoning By-law Amendment (Rouge Zoning By-law 15907, as amended, of the former City of Scarborough);
- outstanding required elements within the Planning Rationale; and
- outstanding required elements within the Housing Issues Report;

The outstanding material was submitted on November 10, 2015 and a Notification of Complete Application was subsequently issued on November 13, 2015.

## Issues to be Resolved

### Height, Massing and Density

The zoning by-law amendment application proposes infill development for two 14-storey apartment buildings on an existing site containing a 16-storey apartment building with a 2-storey townhouse podium and a free-standing block of 3 townhouses.

On a preliminary basis, the scale and intensity of this proposal, in its current form is significant and does not appear to meet the criteria for compatible sensitive infill development as set in the Official Plan and Official Plan Amendment 320.

The proposed building heights, massing and density will need to be addressed in relation to the appropriate level of intensity and scale of development, compatibility with the surrounding existing and planned context, as well as the appropriate transition and impact to the surrounding lower-scale *Neighbourhoods*, streets, open spaces, including the existing on-site landscaped spaces within close proximity to the site. Significant revisions will be required to the building heights, density and massing of this development.

### Other Issues to be Resolved

In addition, on a preliminary basis, the following issues have been identified:

- Evaluation with respect to the Healthy Neighbourhoods, *Apartment Neighbourhoods*, Housing, Community Services and Facilities, Built Form and Public Realm policies of the Official Plan;
- Evaluation with respect to the amended Healthy Neighbourhoods and Apartment Neighbourhoods policies of Official Plan Amendment 320;
- Determination whether this is an appropriate infill site for a tall building, mid-rise building or townhouses;
- Conformity with the appropriate Council-approved building guidelines;
- Evaluation of appropriate separation distances between existing and proposed buildings to ensure sunlight, skyview and privacy;
- Evaluation of the potential impacts on adjacent streets, surrounding properties and open space, including wind, sky views and shadows, in particular shadows on the existing on-site amenity area;
- Evaluation of the location, adequacy, appropriateness and quality of the landscaped open space and proposed indoor and outdoor amenity space and access to these amenities for residents of both the existing and proposed rental housing building, including the provision of the indoor amenity areas in the existing apartment building, as per the 2002 Minor Variance Application and any other required improvements;
- Evaluation of the impact of proposed development on existing trees and vegetation;
- Evaluation of traffic impact, public and private access, on-site circulation and parking;

- Appropriateness of the overall site organization including the proposed location of loading and garbage collection areas, directly visible to the adjacent outdoor amenity areas;
- Assessment of the proposed phasing of development;
- Evaluation of servicing and stormwater management
- Evaluation of the amenities and common facilities within the existing rental apartment building
- Identification and securing of improvements and/or renovations to the existing rental building;
- Securing the existing rental housing units within the existing apartment building;
- Appropriateness of the proposed mix of bedroom types;
- Adequacy of community services and facilities to serve the proposed development;
- Adequacy of capacity in local schools to serve the proposed development;
- Evaluation of parkland dedication requirements;
- Assessment of archaeological and heritage resources;
- Identification and securing of community benefits under Section 37 of the *Planning Act*, as a result of the proposed increased density and height of the proposal; and
- Determination of appropriate development standards.

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.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

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Paul Zuliani, Acting Director  
 Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

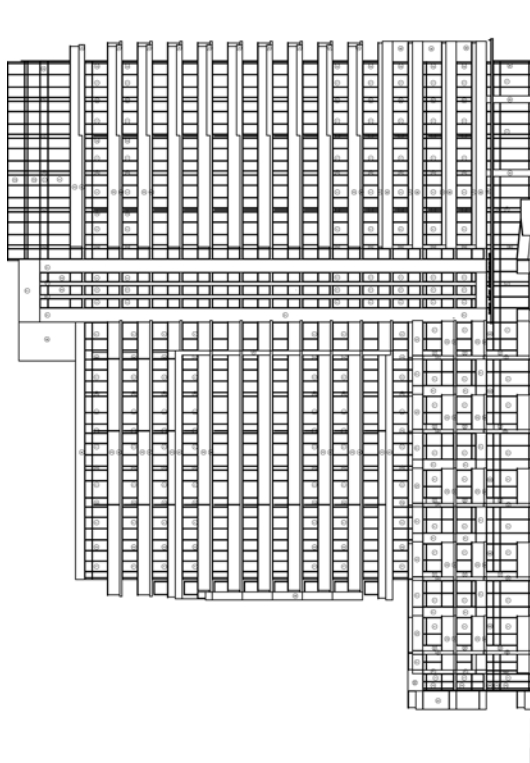


The site plan illustrates the layout of the Dean Park Road development. Key features include:

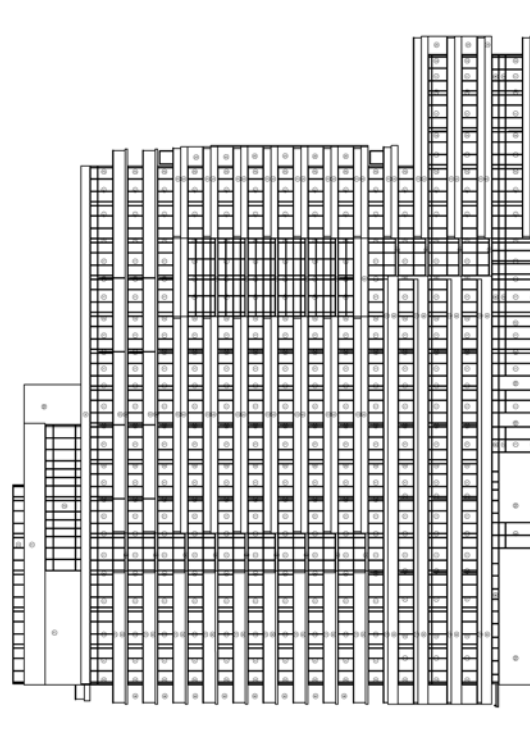
- Existing Buildings:**
  - EXISTING TOWNHOUSE UNITS TO BE RETAINED (along Braymore Boulevard)
  - EXISTING 3 RENTAL TOWNHOUSE UNITS TO BE DEMOLISHED IN PHASE 1 (dashed outline)
  - EXISTING APARTMENT BUILDING (central area)
  - 2 STOREY BRICK BUILDING (CONCRETE FOUNDATION) (top left)
  - 2 STOREY BRICK BUILDING (CONCRETE FOUNDATION) (top right)
  - BRICK APARTMENT BUILDING (bottom center)
- Proposed Buildings:**
  - PROPOSED BUILDING A: 14 STOREY, 181 UNITS (bottom left)
  - PROPOSED BUILDING B: 14 STOREY, 174 UNITS (top right)
- Roads and Access:**
  - BRAYMORE BOULEVARD (top boundary)
  - DEAN PARK AVENUE (bottom boundary)
  - DEAN PARK ROAD (central access road)
- Other Features:**
  - LANDSCAPING: Various trees and shrubs are indicated throughout the site.
  - UTILITIES: Sewer, water, and stormwater lines are shown.
  - LEGEND: Defines symbols for existing buildings, proposed buildings, roads, and landscaping.

File # 15 202048 ESC 44 OZ and 15 217952 ESC 44 RH

## Attachment 2: Elevations



Phase 1 ( Building "A" )  
South-East Elevation



Phase 1 ( Building "A" )  
North-West Elevation

### Elevations - Phase 1 ( Building "A" )

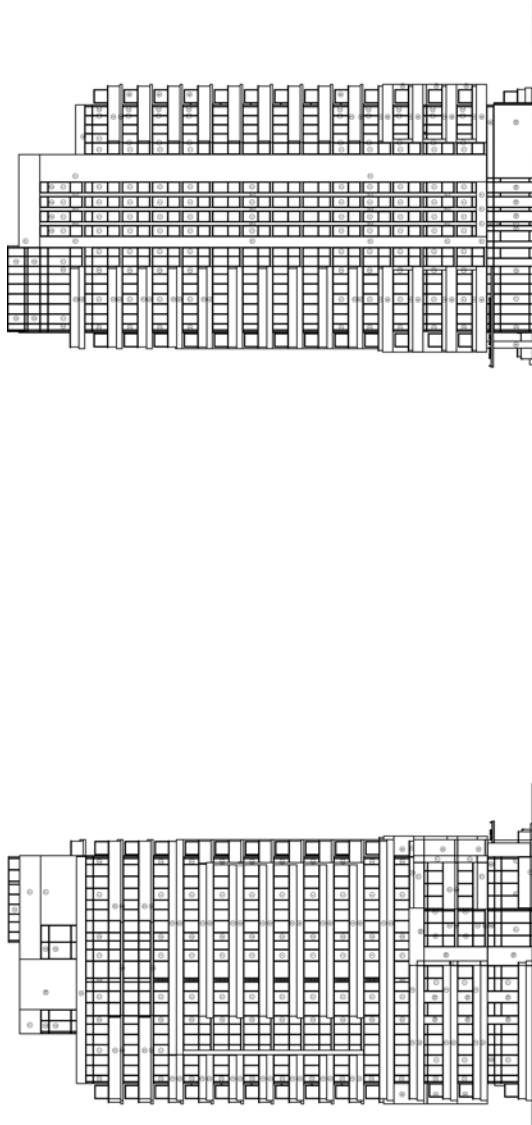
Applicant's Submitted Drawing

Not to Scale  
1/4/16

### 1 Dean Park Road

File # 15 202048 ESC 44 OZ and 15 217952 ESC 44 RH

## Attachment 2: Elevations



Phase 1 ( Building "A" )  
South-West Elevation

Phase 1 ( Building "A" )  
North-East Elevation

### Elevations - Phase 1 ( Building "A" )

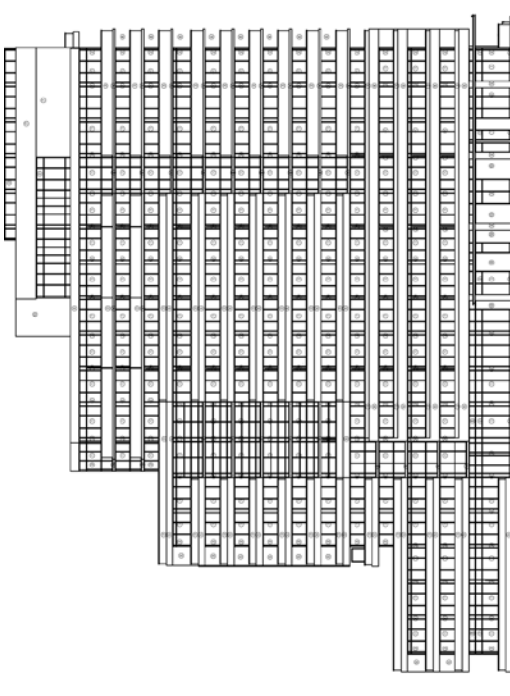
Applicant's Submitted Drawing

Not to Scale  
1/4/16

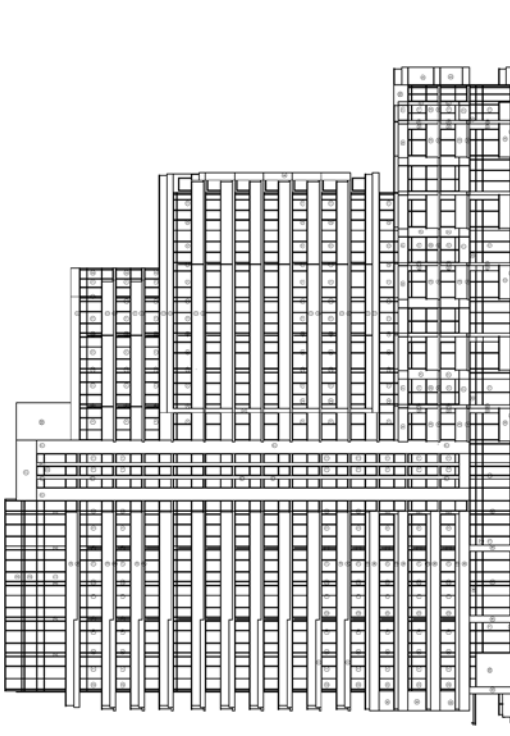
1 Dean Park Road

File # 15 202048 ESC 44 OZ and 15 217952 ESC 44 RH

## Attachment 2: Elevations



Phase 2 ( Building "B" )  
West Elevation



Phase 2 ( Building "B" )  
East Elevation

### Elevations - Phase 2 ( Building "B" )

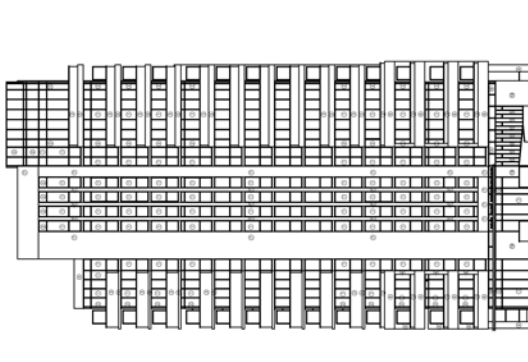
Applicant's Submitted Drawing

Not to Scale  
1/4"=1'-0"

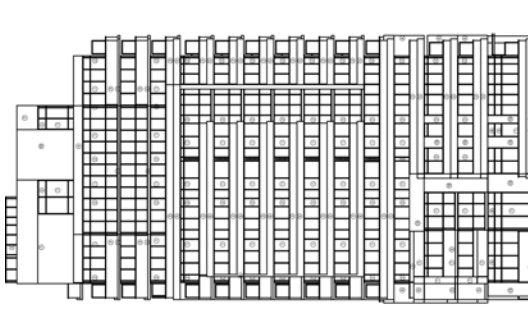
1 Dean Park Road

File # 15 202048 ESC 44 OZ and 15 217952 ESC 44 RH

## Attachment 2: Elevations



Phase 2 ( Building "B" )  
South Elevation



Phase 2 ( Building "B" )  
North Elevation

### Elevations - Phase 2 ( Building "B" )

Applicant's Submitted Drawing

Not to Scale  
1/4/16

1 Dean Park Road

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### Attachment 3: Zoning



**Zoning By-Law No. 569-2013**

File # 15 202048 ESC 44 OZ and 15 217952 ESC 44 RH

**1 Dean Park Road**



Location of Application



See Former City of Scarborough Rouge Community By-Law No. 15907

RD Residential Detached  
RS Residential Semi-Detached  
RT Residential Townhouse  
RA Residential Apartment

OR Open Space Recreation

SC School



Not to Scale  
Extracted: 12/29/2015

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 202048 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	August 5, 2015

Municipal Address:	1 DEAN PARK RD
Location Description:	PLAN M1657 BLK E **GRID E4401
Project Description:	Infill development proposal for two new 14-storey rental apartment buildings on an existing rental apartment site containing a 16-storey apartment building which includes a 2-storey townhouse podium and a free-standing block of townhouses. A total of 355 new units are proposed. Upon completion, the site will contain 626 rental units with 630 parking spaces and a total gross floor area of approximately 49,561 square metres and an FSI of 3.02.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MEDALLION DEVELOPMENTS INC			DEAN PARK HOLDINGS LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	Apartment Residential (A), RA (au61.0)(x363)	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	16387.3	Height:	Storeys:	14
Frontage (m):	0		Metres:	40.4
Depth (m):	0			
Total Ground Floor Area (sq. m):	5657.5			<b>Total</b>
Total Residential GFA (sq. m):	49561		Parking Spaces:	630
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	49561			
Lot Coverage Ratio (%):	34.5			
Floor Space Index:	3.02			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	49561	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	352	Office GFA (sq. m):	0	0
2 Bedroom:	260	Industrial GFA (sq. m):	0	0
3 + Bedroom:	14	Institutional/Other GFA (sq. m):	0	0
Total Units:	626			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Colin Ramdial, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-4151</b>

