

**253 Markham Road and 12, 20 and 30 Dunelm Street –
Official Plan Amendment and Zoning Amendment
Applications - Preliminary Report**

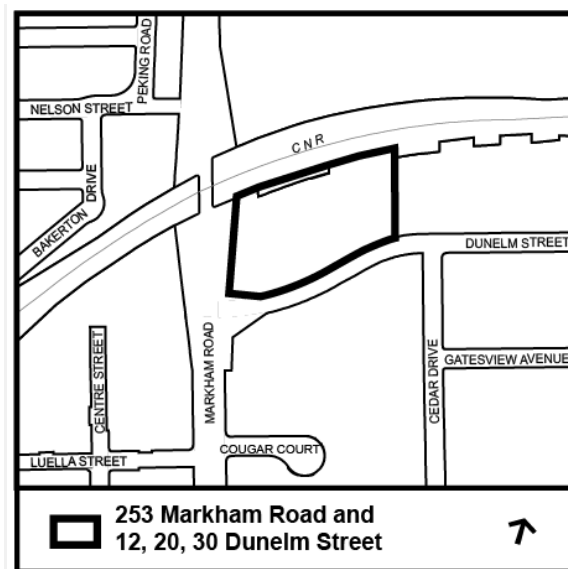
Date:	August 16, 2016
To:	Scarborough Community Council
From:	Acting Director, Community Planning, Scarborough District
Wards:	Ward 36 – Scarborough Southwest
Reference Number:	16 173545 ESC 36 OZ

SUMMARY

This application proposes to amend the Official Plan and the relevant Zoning By-laws in order to permit the redevelopment of the subject lands with 431 new residential dwelling units comprised of 9-storey and 11-storey buildings, 4-storey, stacked townhouse blocks and a new city park. The application is required to establish the appropriate land use designation and relevant zoning provisions for the site.

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 is targeted for the 2nd quarter of 2017 assuming that the applicant provides all required information in a timely manner and all identified issues 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 253 Markham Road and 12, 20 and 30 Dunelm Street 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

At its meeting of June 11, 12 and 13, 2013, City Council considered the Phase 4 Scarborough Transportation Corridor Land Use Study- Final Report adopting staff recommendations to confirm that the existing Official Plan designations and Zoning By-law regulations for this portion of the corridor, (between Markham Road and Kingston Road), are appropriate (see the following hyperlink <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.SC24.18>)

Of note, the report discussed 11 city owned parcels between Markham Road and Kingston Road, including the lands subject to this application and noted that staff's conceptual plans, illustrating how the subject lands could redevelop, contemplated schemes for increased density in the west and a green space 'buffer' in the east. The report indicated that in staff's opinion, development potential exists on the subject site.

At its meeting of December 9 and 10, 2015, City Council considered the 'Affordable Housing - Open Door Program' report and along with the adoption of several recommendations related to improving the provision of affordable housing, City Council requested that the Deputy City Manager, Cluster A, and the Affordable Housing Office update the 2010-2014 'Memorandum of Understanding' (MOU) between the City and Build Toronto to strengthen Build Toronto's role in making land and/or funding available for the creation of affordable housing. Of note, the report identified potential public affordable housing development sites within a 5 year development horizon which included 253 Markham Road and 12 Dunelm Street.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on July 16, 2014 to discuss complete application submission requirements and to identify preliminary issues

with the proposal. The preliminary issues raised included the appropriateness of the proposed deployment of density, the appropriateness of a private road to access the site, the proposed realignment of the watermain easement, the size and location of outdoor and indoor amenity space, the adequacy of parking, unit mix, site organization/layout, facing distances between all buildings and the adequacy of the future parkland proposed. A number of other issues were raised during pre-application consultation which will be discussed in further detail in the 'Issues to be resolved' section of this report.

ISSUE BACKGROUND

Proposal

The applicant proposes to redevelop the site with 9 and 11 storey residential apartment buildings, 11 blocks of, 4-storey, stacked townhouse buildings and a city park. A total of 431 dwelling units are proposed.

The northerly of the 2 proposed apartment buildings is 9-storeys (34 metres) stepping down to 7- storeys in height, approximately 7,364 square metres (79,265 square feet) in size and contains 64, 1 bedroom units, 20, 2 bedroom units and 4, 3 bedroom units for a total of 88 dwelling units. The southerly apartment building is 11-storeys (35 metres), stepping down to 9-storeys in height, approximately 10,703 square metres (115,206 square feet) in size and contains a total of 129 dwelling units comprised of 91, one bedroom units and 38, two bedroom units. The proposal contemplates the provision of private balconies for all apartment dwelling units between the 2nd storey and 9th and 2nd and 11th storeys respectively (Attachment 1: Site Plan, Attachment 2: Elevation Plan).

The two buildings are linked via a single storey podium. A total of 610 square metres (6,566 square feet) of shared/common indoor amenity space is proposed to be located exclusively within the 2 apartment buildings. The applications contemplate the provision of 599 square metres (6448 square feet) of shared/common outdoor amenity space located above the single storey podium adjacent to indoor amenity spaces intended to be accessible by future occupants of either building. A total of 910 square metres (9795 square feet) of green roof space is proposed associated with these buildings. A total of 227 vehicular parking spaces are proposed in 2 levels of underground parking below the apartment buildings and loading facilities are proposed to the north of the northerly building (Attachment 1: Site Plan).

A total of 214 residential units, with each unit containing 2 bedrooms, are proposed in 11 separate, 4-storey stacked townhouse blocks. Each of these stacked townhouse blocks are comprised of 16 to 24 residential units having a total residential gross floor area of 18,636 m² (200,596 ft²). Each module is comprised of 1 unit on the first and second floors and a second unit on the third and fourth floors, in a back to back configuration. The proposal contemplates private amenity in the form of rooftop terraces and the applicant advises that 1st floor patio decks are intended. A total of 216 vehicular parking spaces are proposed within 1 level of underground parking for the stacked townhouse units.

The applicant has indicated that they intend to provide 100 affordable housing units within the redevelopment, which represents 23% of the total proposed units.

Of 26 surface vehicular parking spaces proposed, 25 spaces are located on the proposed private crescent shaped road. An outdoor open space area abutting the rail corridor from the park in the east extends to the west end of the site and is comprised of green space, a trail and seating alcoves is also proposed. Lastly a 0.44 ha (1.1 acre) public park block is proposed flanked by the proposed private street and fronting the existing public street (Attachment 1: Site Plan).

A total of 401 bicycle parking spaces have been proposed for the entire development located within both the stacked townhouse and apartment building components of the development.

Site and Surrounding Area

The subject lands are 2.5 hectares (6.24 acres) in size and are comprised of 4 properties municipally known as 253 Markham Road, 12 Dunelm Street, 20 Dunelm Street and 30 Dunelm Street. The site is located east of Markham Road and on the north side of Dunelm Street. The subject lands are rectangular in shape, generally slope from north to south with some undulation in topography and an upward slope towards Markham Road. The subject lands have frontage of approximately 120.9 metres on Markham Road and 209.3 metres on Dunelm Street. The subject land parcel is currently vacant.

Abutting uses include:

East: 1 and 2-storey residential detached dwellings;

West: Markham Road and further west, vacant city owned lands;

North: Metrolinx/Go Rail Corridor and further north are residential apartment buildings ranging from 12 to 15-storeys;

South: Dunelm Street and further south are apartments ranging from 15 to 18-storeys.

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; 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, by the *Planning Act*, 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, as the case may be, 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 site is designated *Neighbourhoods* within the Official Plan on Map 23 – Land Use Plan. These areas are physically stable areas providing for a variety of lower-scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing physical character.

The Built Form policies of the Official Plan, contained in Section 3.1.2, provide a number of policies related to the form of new development, recognizing that for the most part future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies include that new development will:

- be located and organized to fit with its existing and/or planned context and frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces; and,
- be massed and its exterior face will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties.

The Healthy Neighbourhoods policies contained in Section 2.3.1 apply to the subject proposal. These policies indicate that *Neighbourhoods* and *Apartment Neighbourhoods* are considered to be physically stable areas and that development in these areas respect and reinforce the physical character of the buildings, streetscape and open space patterns in these areas.

The applicant has applied to redesignate the subject lands from *Neighbourhoods* to *Apartment Neighbourhoods* and *Parks and Open Space Areas - Parks*. The *Apartment Neighbourhoods* designation permits apartment buildings, all land uses provided for in *Neighbourhoods*, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. The *Parks and Open Space Areas* are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise a green open space network in Toronto.

Policy 4.2.2 of the Official Plan articulates criteria to be used in evaluating development in *Apartment Neighbourhoods*, stating: "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- 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."

The Housing Policies in Section 3.2.1 indicate that a full range of housing in terms of form, tenure and affordability, across the City and within *Neighbourhoods* will be provided and maintained to meet current and future needs of residents.

Of note, policy 3.2.1.2 states that the existing stock of housing will be maintained and replenished and new housing supply will be encouraged through intensification and infill that is consistent with this Plan.

The Structuring Growth in the City policies in Section 2.2.4 of the Plan, state that new development on lands adjacent to existing or planned transportation corridors and facilities is to be compatible with, and supportive of, the long-term purposes of the corridors and facilities and be designed to avoid, mitigate or minimize negative impacts on and from the transportation corridors and facilities.

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*, *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*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

The Height and Density Incentives policies in Section 5.1.1 of the Plan note that zoning by-laws may be enacted to permit more height and/or density for a use than is otherwise permitted by the zoning by-law in return for the provision of community benefits set out in the zoning by-law and sets out the type and size of developments where Section 37 of the Planning Act applies.

Zoning

The subject lands are zoned Residential Detached (RD) Zone in By-law No. 569-2013, as amended. The RD Zone permits detached houses as well as lower scale community oriented uses and buildings. The lands are also subject to RD Exception No 407 which contains performance standards relating to required setbacks.

The lands are zoned Single Family Residential (S) Zone in the Scarborough Village By-law No. 10010, as amended. Permitted uses include correctional group homes, group homes and single family dwellings.

Site Plan Control

The proposed redevelopment is subject to site plan control, however, an application has not yet been submitted.

Tree Preservation

An Arborists report and tree inventory plan was prepared by MHBC Planning, Urban Design & Landscape and submitted in support of the applications. A total of 7 street trees and 83 private trees were inventoried for a total of 90 trees. The report and plans have been circulated for review and comment.

Archaeology

The site is within an area of archaeological potential and the applicant has submitted a Archaeological Assessment as a part of the applications for review and comment by staff.

Reasons for the Application

An Official Plan Amendment application has been filed to redesignate the subject lands from *Neighbourhoods* to *Apartment Neighbourhoods* and *Parks and Open Spaces - Parks* to facilitate the redevelopment of the site with the proposed stacked townhouses, apartment buildings and future city owned park. The rezoning application is required to permit the redevelopment and to establish relevant performance standards.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Justification Report
- Community Services and Facilities Report
- Environmental Noise and Vibration Study
- Archaeological Assessment – Stage 1
- Functional Servicing Report
- Toronto Green Standards Checklist
- Phase 1 and Phase 2 Environmental Assessment Reports
- Arborists Report
- Transportation Impact Study
- Pedestrian Wind Conditions- letter of Opinion

A Notification of Incomplete Application issued on July 11, 2016 identifies the outstanding material required for a complete application submission as follows:

- Tree Preservation Plan

Planning staff have requested that the applicant also provide a Geotechnical/Hydrological Report, a Sun/Shadow Study and a Rail Corridor Study for staff's review and comment.

Issues to be Resolved

The application has been circulated to relevant divisions and external agencies for comment. The following preliminary issues have been identified by staff to date:

- The appropriateness of the proposal with respect to conformity with relevant Built Form, Housing, Healthy Neighbourhood and *Apartment Neighbourhood* policies;
- The appropriateness of the private road and of its configuration, location and alignment;
- The suitability of the unit mix proposed;
- The appropriateness of the proposed site organization/layout;
- The adequacy and location of both indoor and outdoor amenity space;
- Tree preservation and retention opportunities;
- The adequacy of the proposed vehicular parking and the location of the proposed spaces;
- The appropriateness of the proposed relocation and realignment of the watermain easement;
- The impact of all proposed building heights;

- Adequacy of the proposed setback from the rail corridor including the appropriateness of the impacts of noise and vibration on the proposed development;
- Section 37 benefits;
- The provision of an adequate amount of affordable housing;
- The applicability of the Avenues and Mid-rise Buildings Study (and its associated Council-approved addendum 2016), the Infill Townhouse Design Guidelines and the Townhouse and Low-Rise Apartment Guidelines.

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 applications, agency comments and the community consultation process.

CONTACT

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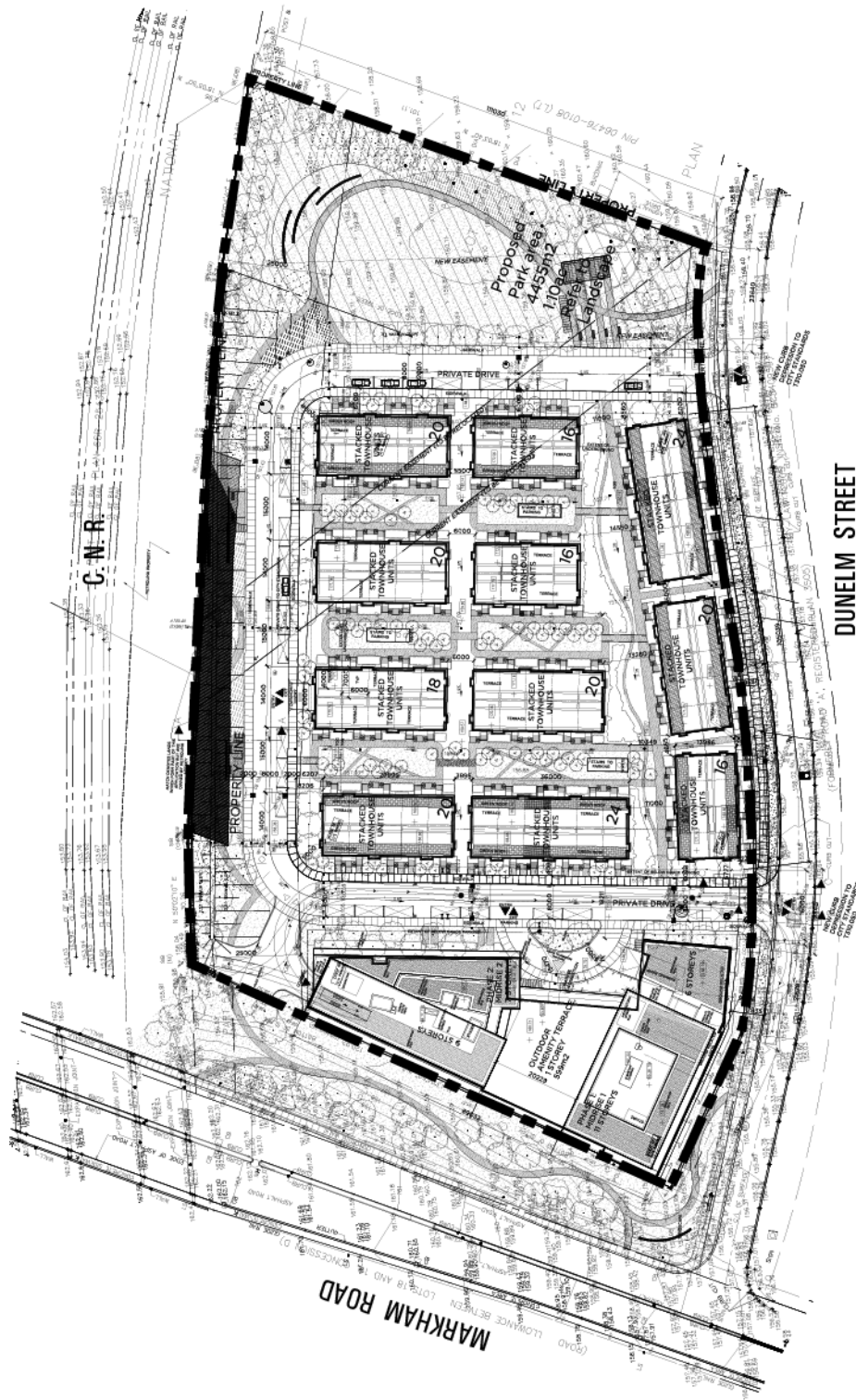
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Paul Zuliani, Acting Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5 Application Data Sheet

Attachment 1: Site Plan



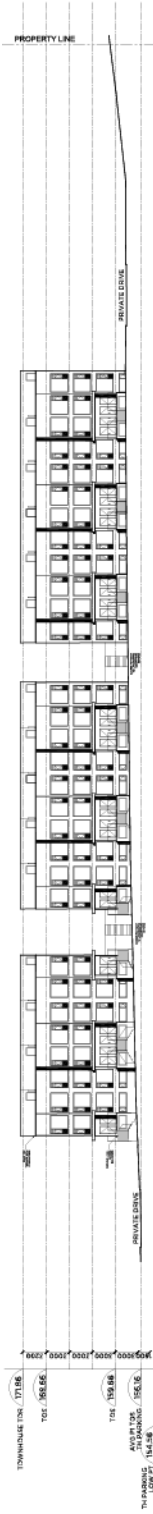
253 Markham Road and
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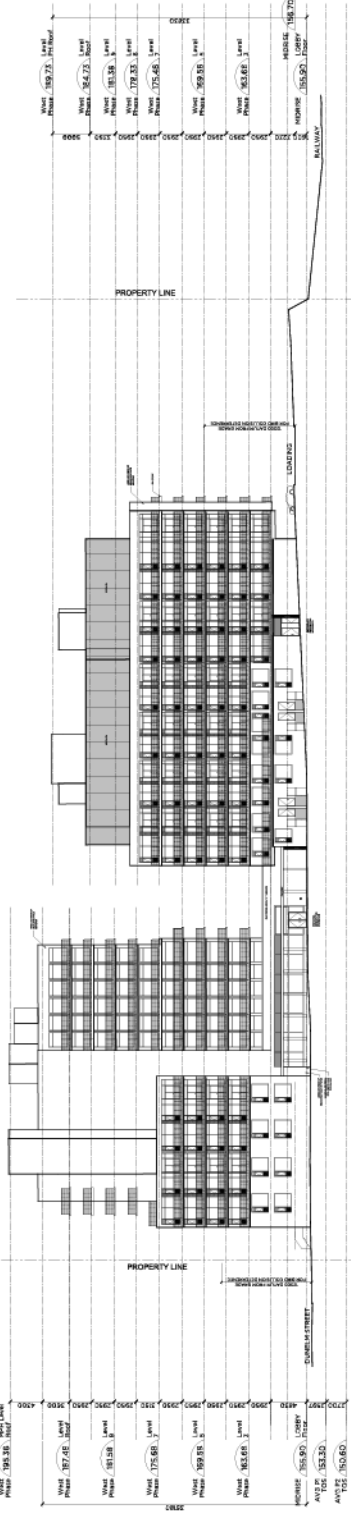
Site Plan
Applicant's Submitted Drawing
Not to Scale
07/21/16



Attachment 2: Elevations



South Elevation (Stacked Townhouses)



East Elevation (Mid-Rises)

Elevations

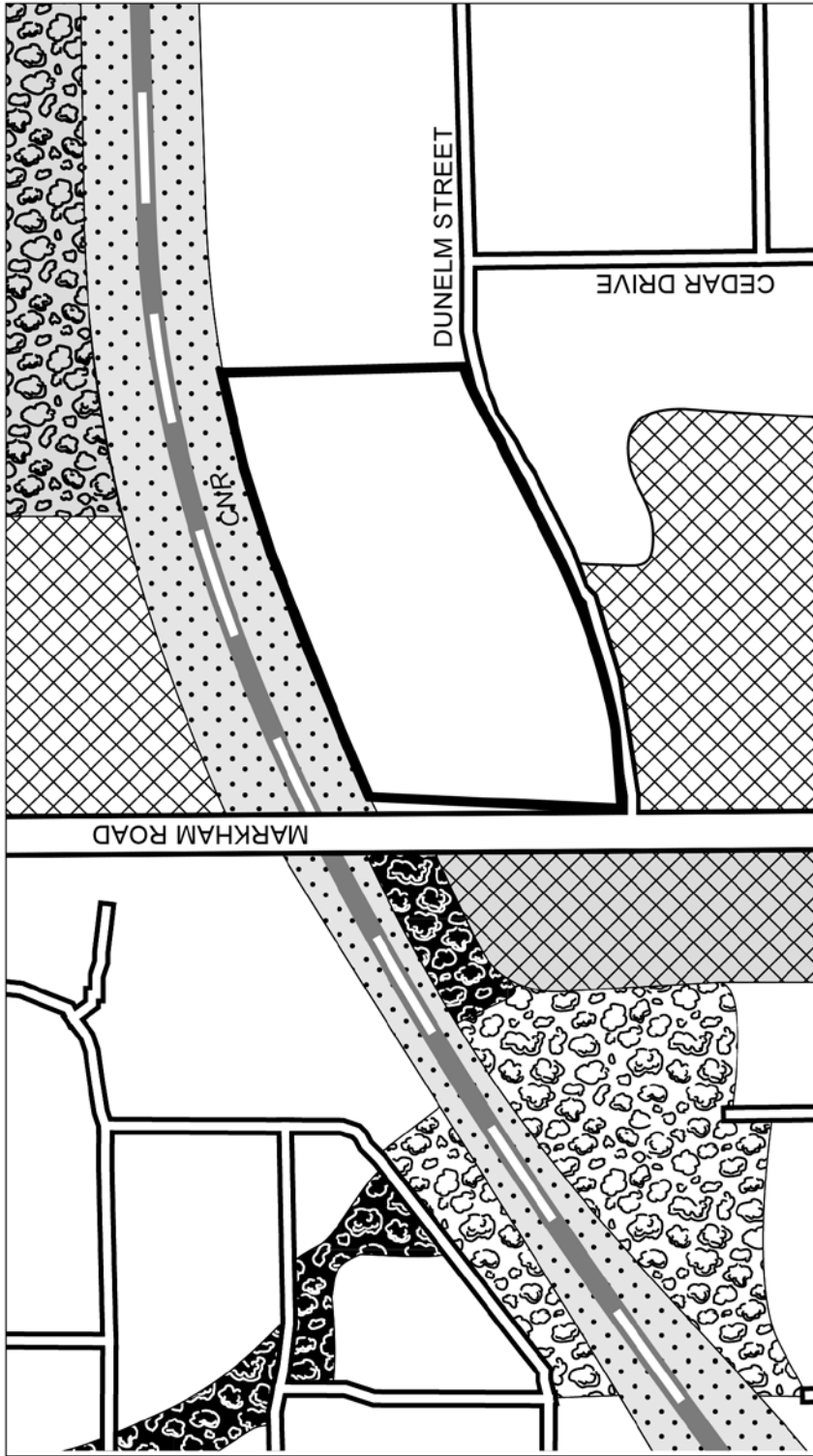
Applicant's Submitted Drawing

Not to Scale
07/27/16

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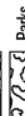
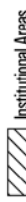

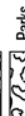


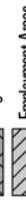
Attachment 4: Official Plan




TORONTO City Planning
Official Plan

253 Markham Road and 12, 20, 30 Dunelm Street

File # 16 173545 ESC 36 0Z

 Site Location	 Natural Areas	 Utility Corridors
 Neighbourhoods	 Parks	 Institutional Areas
 Apartment Neighbourhoods	 Other Open Space Areas	 Regeneration Areas
 Mixed Use Areas		 Employment Areas

 Note to Scale
 8/2/16

Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	16 173545 ESC 36 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 14, 2016

Municipal Address: 253 MARKHAM ROAD & 12, 20, 30 DUNELM STREET

Location Description: PLAN 3505 PT LOT 15 RP 64R1928 PART 3 IR EXEMPT PER SEC.3(1)9 OF THE ASSM'T ACT R.S.O.(90) C.A.31 **GRID E3607

Project Description: Application to amend official plan and rezone subject property for a 431 unit mid-rise residential development consisting of two buildings and eleven stacked townhouse buildings.

Applicant:	Agent:	Architect:	Owner:
ELDON THEODORE	MHBC Planning, Urban Design & Landscape Architecture		CITY OF TORONTO & BUILD TORONTO HOLDINGS & METROLINX

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	RD	Historical Status:	
Height Limit (m):	9 metres (2-storeys)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	24552	Height:	Storeys:	11 & 9 and 4
Frontage (m):	120.9 &		Metres:	33.9
Depth (m):	111			
Total Ground Floor Area (sq. m):	12802.13			Total
Total Residential GFA (sq. m):	36703		Parking Spaces:	469
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	36703			
Lot Coverage Ratio (%):	52.2			
Floor Space Index:	1.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	36703	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	155	Office GFA (sq. m):	0	0
2 Bedroom:	272	Industrial GFA (sq. m):	0	0
3 + Bedroom:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	431			

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