

1021-1035 Markham Road – Zoning Amendment – Status Report

Date:	August 16, 2017
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 38 – Scarborough Centre
Reference Number:	16 270614 ESC 38 OZ

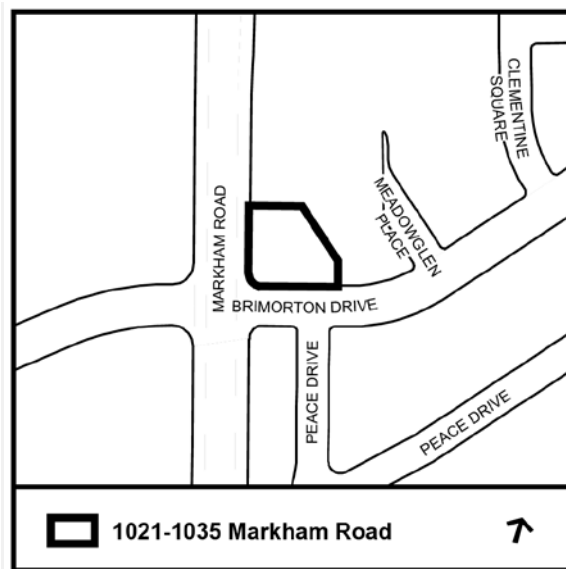
SUMMARY

This report provides an update on Scarborough Community Council's May 2, 2017 referral back to staff, with further directions discussed below, of the report dated April 11, 2017 from the Director, Community Planning, Scarborough District (under Item SC22.17).

This earlier report was in regard to a rezoning application to permit redevelopment of the 2,862 square metre site at 1021-1035 Markham Road with a 39-storey mixed use development comprising 380 apartment residential units and approximately 2,385 square metres of commercial space within the 6-storey podium base building. The proposed building would have a gross floor area of approximately 31,184 square metres, resulting in a net site density of 10.89 times the site area.

Financial Impact

There are no financial implications.



DECISION HISTORY

On May 2, 2017, Scarborough Community Council considered, under Item SC22.17, a report dated April 11, 2017 from the Director, Community Planning, Scarborough District recommending refusal of the subject rezoning application.

The April 11, 2017 report can be viewed at:

<http://www.toronto.ca/legdocs/mmis/2017/sc/bgrd/backgroundfile-102909.pdf>

On a motion by the Ward Councillor, Community Council referred the item back to the Director, Community Planning, Scarborough District, with the direction that City staff and the local Councillor:

1. Continue negotiations with the owner toward achieving an amended rezoning application, and to continue the review thereof if realized, which:
 - a. Will seek to reduce the height of the application by 10 to 20 percent;
 - b. Addresses planning and design issues set out in the Comments section of the report dated April 11, 2017 from the Director, Community Planning, Scarborough District;
 - c. Will seek to secure owner commitment through a Section 37 Agreement, as a legal convenience, to construct and maintain the development in accordance with Tier 2 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009; and
 - d. Will seek to secure either a cash contribution towards affordable housing and/or units in lieu thereof as part of a Section 37 community benefit contribution.
2. Report further with recommendations to Scarborough Community Council no later than September 6, 2017 in the event that sufficient progress cannot be made with the owner to adequately address the matters contained in Recommendation 1.
3. In the event that adequate progress has been made to address the matters contained in Recommendation 1, that notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

This report provides an update on the status of the above directions.

COMMENTS

The Ward Councillor, Community Planning and Urban Design staff met with the owner on June 26, 2017 to discuss the above Community Council directions. At this meeting the owner presented a revised development concept for a 34-storey building comprising 329 apartment units, 2,239 square metres of commercial space, four levels of underground parking and an overall site density (f.s.i) of 9.5 times the site area

(previously 380 units, 2,385 square metres, six parking levels and 10.89 f.s.i. respectively).

The revised proposal also now provides for the 269 square metre on-site park dedication previously requested by Parks, Forestry and Recreation staff in order to expand the easterly adjacent 1,752 square metre new public park on Brimorton Drive being achieved through the owner's current redevelopment of adjacent lands at 1-2 Meadowglen Place. The new proposal reduces the building floorplate to accommodate both the park dedication and retention of driveway access from Brimorton Drive, and the applicant had confirmed that the next resubmission will indicate the park dedication will also be unencumbered by parking below.

The owner's proposed building height reduction of 5-storeys represents a 12.8% reduction from the 39-storeys originally proposed, which falls within the 10 to 20% reduction parameter sought by Community Council. This, together with the proposed on-site park dedication, are two key elements that will now influence further refinement and review of all other details of both the subject rezoning application and related site plan application 16 270618 ESC 38 SA. As of the date of this report, however, these proposed changes to the original applications as discussed above have not yet been fully confirmed by the owner through the filing of formal resubmissions on these applications with the City.

With respect to Community Council's direction 1.c. above, the applicant advises the owner is prepared to design the project to meet Tier 2 performance measures of the TGS, with the only deviation being that some of the required tree plantings are proposed to be provided 'off-site'; that is, within the portion of the site now proposed for dedication as a public park.

With respect to Community Council's direction 1.d. above, City Planning Policy staff in February, 2017 requested that the owner consider providing 10 per cent of the new units as 3-bedroom units. The owner is prepared to do so, however with the latest changes to the proposed development discussed above, is unable to commit to an “affordable housing” component (i.e. units) within the development. The owner is willing, however, to continue discussions with the local Councillor and City staff toward directing a portion of the Section 37 monies generated from this development to be applied (on a cash-in-lieu of units basis) toward achieving the City's affordable rental or ownership housing objectives.

While it is therefore too early to conclude that 'sufficient progress' is not being made with the applicant on the above matters, particularly in the absence of any confirming resubmissions by the owner, for the purposes of Community Council's direction 2. above, Planning staff felt it prudent to provide this status update for Community Council's information.

CONTACT

Rod Hines, Principal Planner
Tel. No. (416) 396-7020
Fax No. (416) 396-4265
E-mail: Rod.Hines@toronto.ca

SIGNATURE

Paul Zuliani, Director
Community Planning, Scarborough District