

# TORONTO STAFF REPORT

March 19, 2002

To: Scarborough Community Council

From: Director, Community Planning, East District

Subject: Preliminary Report  
Combined Application to amend the Official Plan and Zoning By-law  
The Norfinch Group Inc.  
3070 Ellesmere Road  
TF CMB 2001 0006  
Ward 43 - Scarborough East

Purpose:

To provide preliminary information on the above application and to seek Community Council's directions on further processing of the application and on the community consultation process.

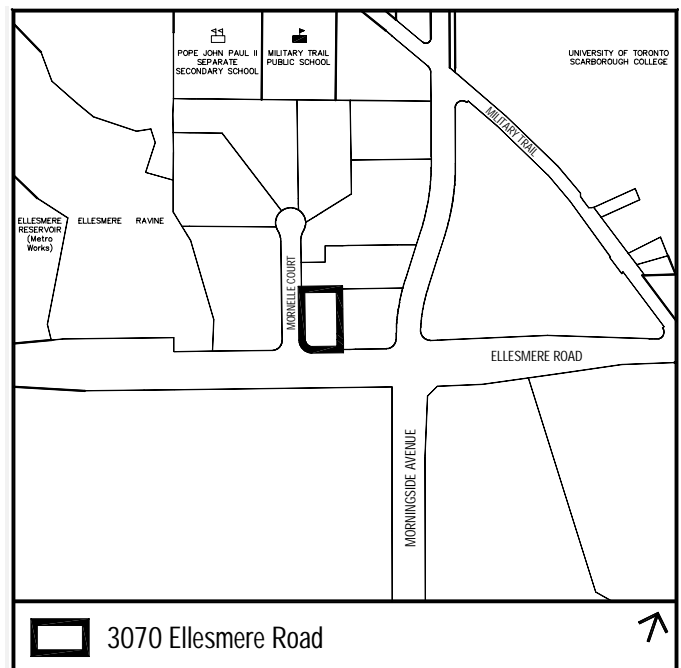
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a Community Consultation Meeting together with the Ward Councillor;
- (2) notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the site, and the local Community Association; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act, and to all persons attending the Community Consultation Meeting who request this notice.



## Comments:

### Proposal

The Norfinch Group Inc. is seeking amendments to the Official Plan and Zoning By-law to construct a 78-unit condominium apartment complex, consisting of three buildings oriented around a central courtyard for visitor parking (Attachment No. 1). The top three floors of each building would contain the residential units, with the ground floor limited to surface parking, lobbies, service functions and recreation rooms. The units would all contain two bedrooms, which would range in size from approximately 68.3 square metres (735 square feet) to 85.6 square metres (920 square feet).

Vehicular access to the site is proposed from existing drives off Mornelle Court and Ellesmere Road. Parking is proposed to be provided at a rate of 1 space per unit, with an additional visitor component of approximately 0.31 spaces per unit, for a total supply of 102 spaces.

### Site Description

The 0.53 hectare, rectangular site is located on the northeast corner of Ellesmere Road and Mornelle Court. A 3-storey commercial building is situated towards the centre of the site, with surface parking to the front and rear of the building. The site slopes from north to south with landscaping generally limited to the easterly and westerly perimeters of the property.

To the east of the site, and also zoned Highway Commercial (HC), is a Petro Canada service station facility which contains fuel pumps, a supershop, car wash, and an A&W drive-through. Further to the east, across Morningside Avenue, construction is just beginning on the new Centennial College Campus. The east branch of the Highland Creek and associated valley system is located to the south of the site, on the opposite side of Ellesmere Road.

A 16-storey, condominium apartment project is located on the west side of Mornelle Court. A mix of apartment and townhouse units, oriented towards Morningside Avenue, but having vehicular access from Mornelle Court, are located to the north of the applicant's lands. The lands with frontage on Mornelle Court are all zoned Apartment Residential (A).

### Official Plan

The site is designated Highway Commercial Uses in the Official Plan, and uses within this designation generally consist of commercial facilities serving the travelling public, such as service stations, automotive service centres, restaurants, hotels and motels.

The site also falls within the boundaries of an Environmental Impact Zone (E.I.Z.) and is a designated Waste Disposal Site. Within the Environmental Impact Zone (E.I.Z.) no buildings or structures including swimming pools, parking areas and underground parking structures, shall be permitted unless Council is satisfied, through the completion of adequate studies, that the natural environment can adequately be protected. In addition, no building or structures shall be

permitted on land having inherent environmental hazards, such as flood or erosion susceptibility, or other physical conditions severe enough to cause property damage and/or loss of life if developed.

Development of land within the area of former Waste Disposal Sites shall have regard to the potentially hazardous effects of those operations pertaining to soil contamination, vermin infestation, odours, and problems associated with methane gas generation and migration. The Plan stipulates that studies must be undertaken to ensure development can take place without creating undue risk.

The Zoning By-law identifies the site as being in an area of Ravine Protection. The Official Plan polices for Ravine Protection specify that development within, or abutting a ravine or watercourse shall have regard for the natural environment with respect to such matters as storm water drainage, vegetation and setbacks from top-of-bank. Prior to any development, the proponent must provide studies dealing with grading, tree removal and soil stability to the satisfaction of the appropriate agencies.

#### Zoning

The site is zoned Highway Commercial (HC), subject to various performance standards dealing with minimum building, side and rear yard setbacks, and gross floor area. Uses on the site are limited to business and professional offices, banks, pharmacies, and marketplace signs.

#### Site Plan Control

The lands are subject to Site Plan Control and a site plan submission has been filed. As noted, the site is subject to ravine protection and issues of tree preservation will be evaluated within the context of the Site Plan Control application.

#### Reasons for the Application

In order to introduce a residential permission at this location, relief is required to the Highway Commercial Uses designation of the Official Plan and the Highway Commercial (HC) zoning.

#### Issues to be Resolved

Given the Waste Disposal Site designation in the Official Plan, and the site's location within an Environmental Impact Zone, the appropriateness of introducing a residential permission at this location must be addressed. In this regard, the applicant has been advised that changes to the present structure (which was designed to create a buffer between the landfill and the occupied space of the building) or redevelopment of the lands as presently proposed, need to address Ministry of the Environment Guidelines pertaining to Land Use and Compatibility and Land Use On or Near Landfills and Dumps. Soils and ground water assessments are also required in accordance with the Ministry's Guidelines for use at contaminated sites in Ontario. Accordingly, a full Environmental Assessment report and a Risk Assessment report have been requested by Works and Emergency Services staff.

Additional information will also be required dealing with tree preservation, landscaping, storm water management, and the measures required to ensure that the natural environment can be protected.

The location and operation of service areas in conjunction with restricted on-site circulation, pedestrian access and, limited amenity areas, are of concern and will need to be addressed. In this regard, it may be necessary to revise the proposed building envelopes and their orientation. Staff will review these matters further with the applicant, in concert with responses received from our circulation and the recommendations of the various consultants studies.

Notwithstanding the proposed Official Plan amendment to introduce a new residential permission, the project is less than 10,000 square metres in size and, in accordance with Council's adopted implementation framework, is not required to provide community benefits for the increase in density.

Conclusions:

The application has been circulated, and the proponent is aware that additional supporting material is required to address the soil conditions and other environmental issues associated with this site. The timing for the further reporting on this application will be contingent on the necessary supporting documents being prepared and on the recommendations contained therein.

In the interim, processing of the application will continue and staff will work with the local Councillor to schedule a Community Consultation Meeting.

Contact:

Richard Kendall, Principal Planner  
Phone: (416) 396-7040  
Fax: (416) 396-4265  
rkendal@city.toronto.on.ca

---

Ted Tyndorf  
Director, Community Planning, East District

List of Attachments:

Attachment 1: SitePlan  
Attachment 2: Elevations (as provided by applicant)  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet