

**240 Markland Drive - Zoning Amendment Application - Preliminary Report**

<b>Date:</b>	April 25, 2012
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 3 – Etobicoke Centre
<b>Reference Number:</b>	11 209308 WET 03 OZ

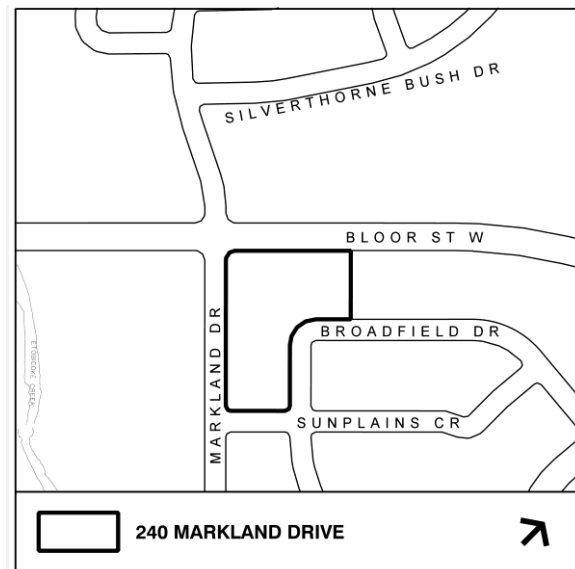
**SUMMARY**

This application proposes to construct two new apartment buildings and retain the existing building at 240 Markland Drive. The existing building is a 10 storey, 113 unit rental apartment building. The proposed new buildings consist of a 15 storey, 220 unit, predominantly residential building fronting Bloor Street West and a 3 storey, 27 unit residential building at the corner of Markland Drive and Sunplains Crescent. In total there will be 247 new residential units plus the existing 113 units for a total of 360 units.

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.

City Planning proposes to host a Community Consultation meeting by the third quarter 2012 to allow the applicant to present the project and to receive comment from the public.

Provided the applicant provides all required information in a timely manner, staff estimate that a Final Report on the application can be completed by fourth quarter 2012.



## 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 240 Markland Drive 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.

### Pre-Application Consultation

Since 2006 a number of pre-application consultation meetings have been held with the applicant to discuss their development concept for the site. At each of these meetings the applicant has been advised of significant concerns with the level of development proposed relative to existing building height and massing, outdoor amenity space, vehicular access and how servicing/loading would be managed.

### ISSUE BACKGROUND

This application was originally submitted in June 2011, however, at the request of the applicant the preliminary report was not submitted as the applicant wished to modify their submission. The revised submission was received in March 2012 and is the subject of this report.

### Proposal

This application proposes to construct two new buildings and retain the existing rental apartment building on the site. The existing 113 unit, 10 storey building is a 1970's era "slab" type structure surrounded by landscaping. On the east side of the site there is a surface parking lot with one level of underground parking accessed from Bloor Street West and Markland Drive.

The proposed new buildings consist of a 15 storey building (approximately 55 metres to the top of the mechanical penthouse) fronting onto Bloor Street West with a mid-rise portion extending south into the site creating a 'T-shaped' building. A separate 3 storey building (maximum height of 12.2 metres) is proposed fronting onto Sunplains Crescent at the southwest corner of the site. The existing rental building would be retained.

The existing Floor Space Index is approximately 1.0 times the lot area and with the proposed development, the overall site density would be approximately 2.6 times the lot area.

The proposed Bloor Street West building will include 220 residential units, and commercial uses at grade for that portion of the building fronting Bloor Street West. The building height is 15 storeys oriented east-west along Bloor Street West and the 'T' extension extending south into the site is 13 storeys stepping down to 12 storeys. The building separation is approximately 11 metres from the west elevation of the proposed building to the east elevation of the existing apartment building. Garbage and recycling storage is proposed in a ground floor room with direct access to an exterior loading space.

Parking for the Bloor Street building and existing 10 storey building is proposed to be combined in a new 4-level, 409 space underground parking garage with 6 additional surface parking spaces. Vehicles would enter the site and access the parking from the existing (slightly modified) driveways on Bloor Street and Markland Drive.

The proposed 3 storey building consists of 27 units with a separate and single level 27 space underground parking garage accessed from Markland Drive and 6 additional surface parking spaces located at the rear of the units. Garbage and recycling will be located within the proposed underground parking area.

## **Site and Surrounding Area**

The site is located at the southeast corner of the Bloor Street West and Markland Drive intersection. The site is 1.3 hectares in size and generally a reverse "L" shape. At the west side of the site, oriented north-south along Markland Drive, is an existing 10-storey, 113 unit rental apartment building. Vehicular access to the property is from both Markland Drive and Bloor Street West. The main pedestrian entrance is from Markland Drive.

On the eastern portion of the site there is an at-grade parking area and one level of underground parking. At the rear of the existing building adjacent to the parking area there is a partially fenced-in outdoor garbage area utilizing dumpsters.

The southern quarter of the site is landscaped with mature trees. There is an approximate 6 metre grade difference from Markland Road up to the existing building. Within this southern quarter of the site are the remains of an outdoor swimming pool which has been filled in and grassed over.

The surrounding uses are as follows:

North: Across Bloor Street West there is a 13 storey residential apartment building with surface parking. Adjacent to this building's parking area is Millwood Park.

- South: Single detached residential neighbourhood with houses fronting either Sunplains Crescent or Broadfield Drive.
- West: 13 storey residential apartment building with both surface and underground parking.
- East: 2 storey townhouse development fronting Bloor Street West and further south (but still on the east side of the site) a number of single detached dwellings fronting Broadfield Drive.

### **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.

### **Official Plan**

The property is located in an *Apartment Neighbourhoods* designation under the Official Plan Land Use Map #14. Residential development of the type proposed is permitted under the *Apartment Neighbourhoods* designation. Significant growth is not intended in this designation; however, compatible infill development may be permitted provided the proposal adequately addresses specific development criteria. Generally, these criteria relate to built form and site organization considerations and the provision of appropriate on-site residential amenity space.

The Built Form policies of the Plan require that new development be located, organized and massed to fit with its existing and/or planned context and provides policy direction in this regard.

Housing policies in the Official Plan also recognize the importance of retaining the existing rental housing stock and securing any needed improvements where new development is proposed.

The Plan also provides for the use of Section 37 of the Planning Act to secure the provision of community benefits, including the securing of rental housing, in return for an increase in height and/or density of development.

## **Zoning**

The site is zoned R4 Fourth Density Residential. The R4 zoning permits a range of residential uses, including apartments, and limited business including neighbourhood stores. Key provisions in the R4 zoning include a height limit of 14.0 metres and a limit of 114 units (based on a minimum 116 square metre lot area per unit).

## **Site Plan Control**

The project is subject to Site Plan Control. An application has not been submitted.

## **Reasons for the Application**

The existing zoning permits apartment development but does not permit the scale and intensity of development as proposed. An amendment to the zoning by-law is required to permit an increase in the building height and maximum number of dwelling units on the site, as well as coverage and setback amendments.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application and where relevant were modified or updated as part of the March 2012 submission:

- Arborist Report
- Shadow Study
- Pedestrian Wind Comfort Assessment
- Storm Water Management Report
- Housing Issues Report
- Transportation Impact and Parking Study
- Urban Design and Planning Review
- Functional Servicing Report

A notification of Complete Application was issued on July 21, 2011.

### **Issues to be Resolved**

City staff have concerns with the proposal consistent with the concerns previously conveyed to the applicant in numerous pre-application meetings. Staff will attempt to work with the applicant to address and resolve issues with the proposal to achieve Official Plan policies, especially related to Development Criteria in *Apartment Neighbourhoods*, of which the key issues are summarized below:

- **Height and Density** Consistency with Official Plan policies, the Design Criteria for Mid-Rise Buildings and the Tall Building Guidelines will be

reviewed and evaluated in order to assess the appropriateness of the proposed height, density and built form for the site. During pre-application consultation, the applicant was advised that building heights and massing were too high and intense, and that the transition to the adjacent single detached residential neighbourhood was unacceptable.

- **Site Organization and Layout** Staff will review and evaluate the arrangement of buildings on the site, the proposed landscaped areas, driveways and loading areas, and assess opportunities for consolidation and or relocation.
- **Tree Preservation** The applicant has submitted an Arborist Report which identifies 47 private trees on site which are protected by City tree by-laws. The report recommends 21 private trees be retained. Forestry will evaluate the proposal and any applications that may be necessary for tree removal
- **Infrastructure** The applicant has submitted a Functional Servicing Report and Stormwater Management Report. City staff will review these studies to ensure that there is adequate water and sewer capacity to support the proposed development.
- **Access, Roads, Traffic and Parking** Impacts on the existing road network, parking supply and demand generated by the new development and the appropriateness of the proposed accesses will be evaluated and mitigation measures or changes to the proposal, if necessary, discussed with the applicant.
- **Solid Waste Collection** Solid waste and recyclables pick-up and storage for both the existing and proposed buildings will be assessed to ensure a practical and well-designed arrangement.
- **Section 37 / Rental Protection** Staff will discuss with the applicant and the local councillor possible community benefits that may result from any increased height and density permissions. Measures to preserve the existing affordable and mid-range rental housing stock will be addressed as well as needed improvements and renovations to the existing rental housing stock, without any pass-through of costs to the tenants.

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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Thomas C. Keefe

Director, Community Planning

Etobicoke York District

**ATTACHMENTS**

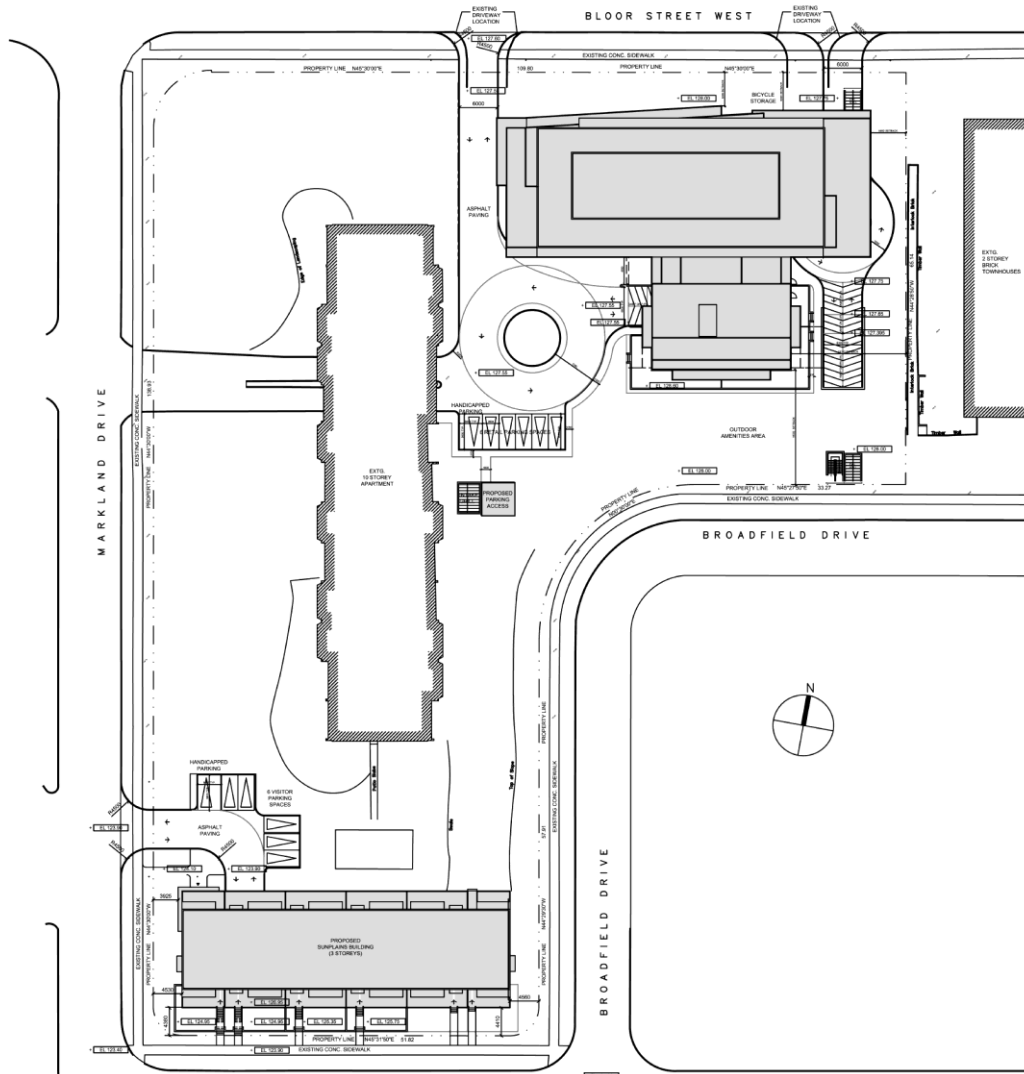
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
04/19/2012

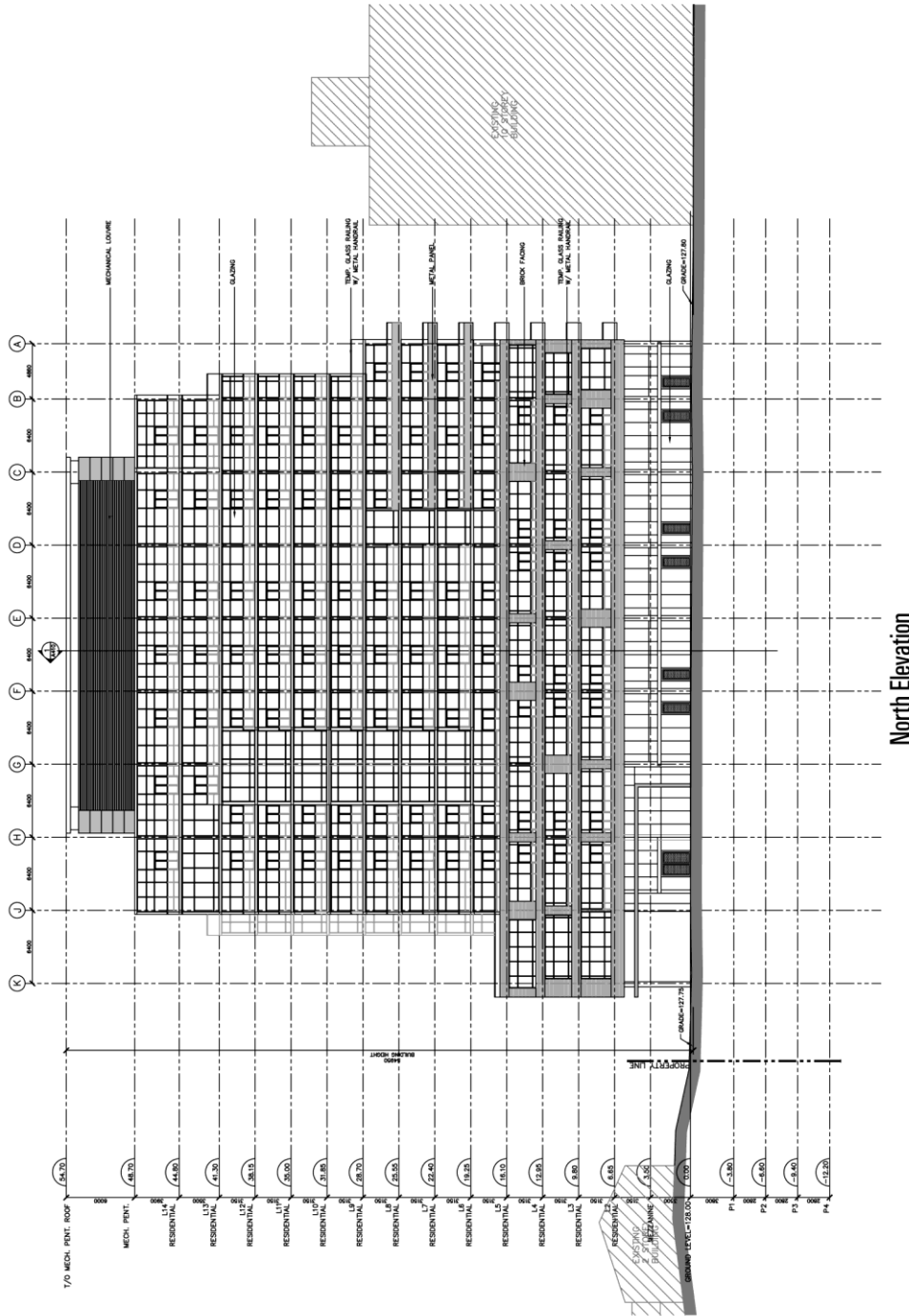


240 Markland Drive

File # 11 209308 WET 03 02



# Attachment 2: Elevations



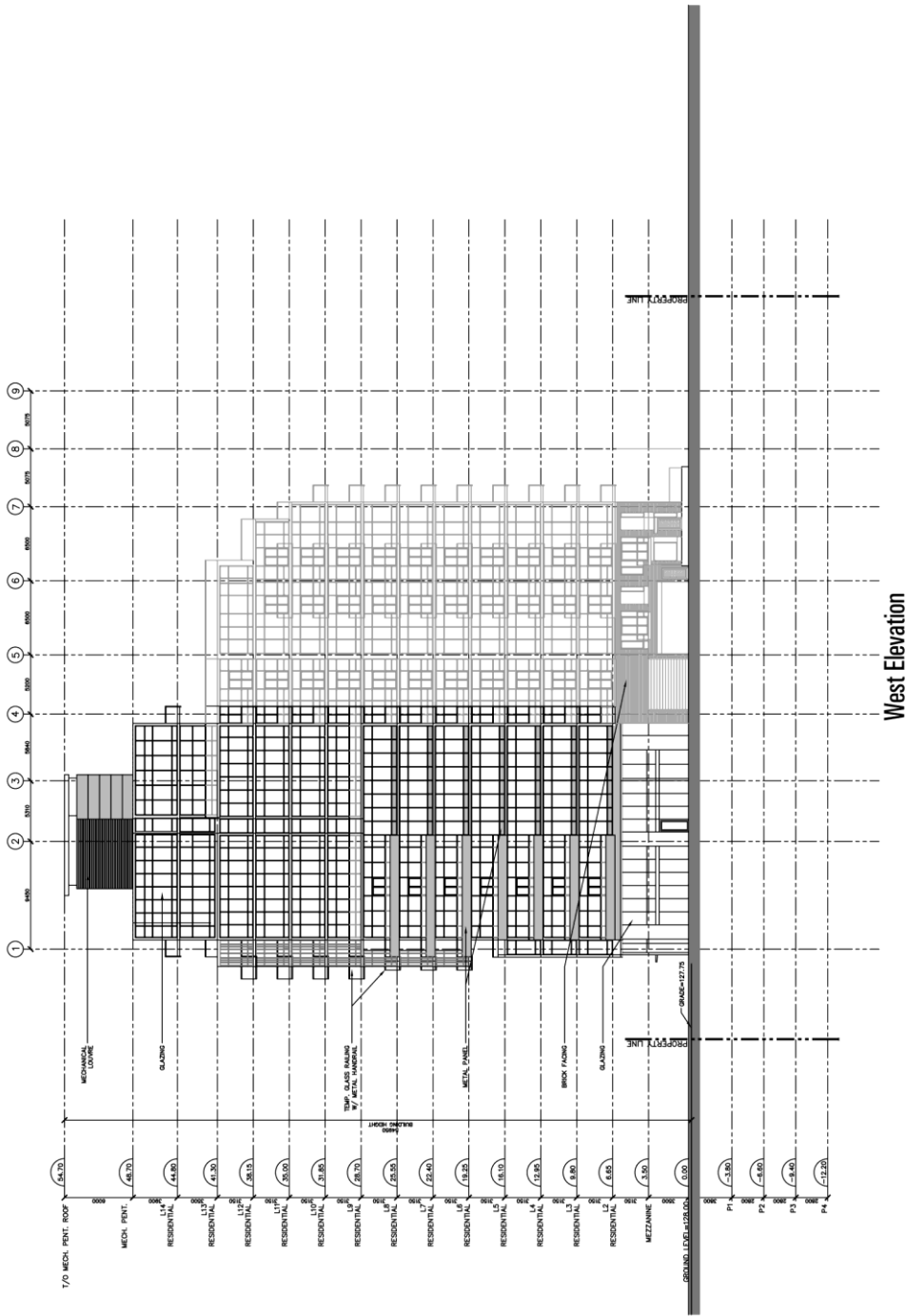
North Elevation

240 Markland Drive

Elevations  
Applicant's Submitted Drawing

File # 11 209308 WET 03 0Z

Not to Scale  
04/19/2012



West Elevation

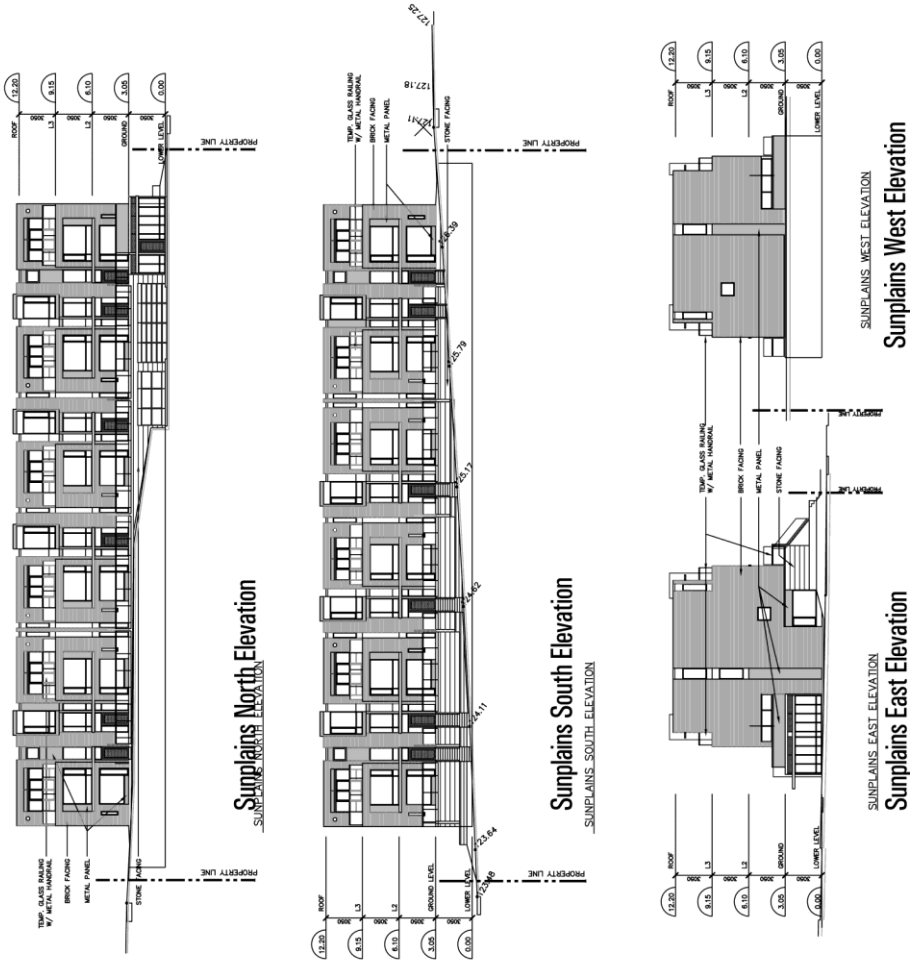
## Elevations

240 Markland Drive

Applicant's Submitted Drawing

Not to Scale  
04/19/2012

File # 11 209308 WET 03 02



### Elevations

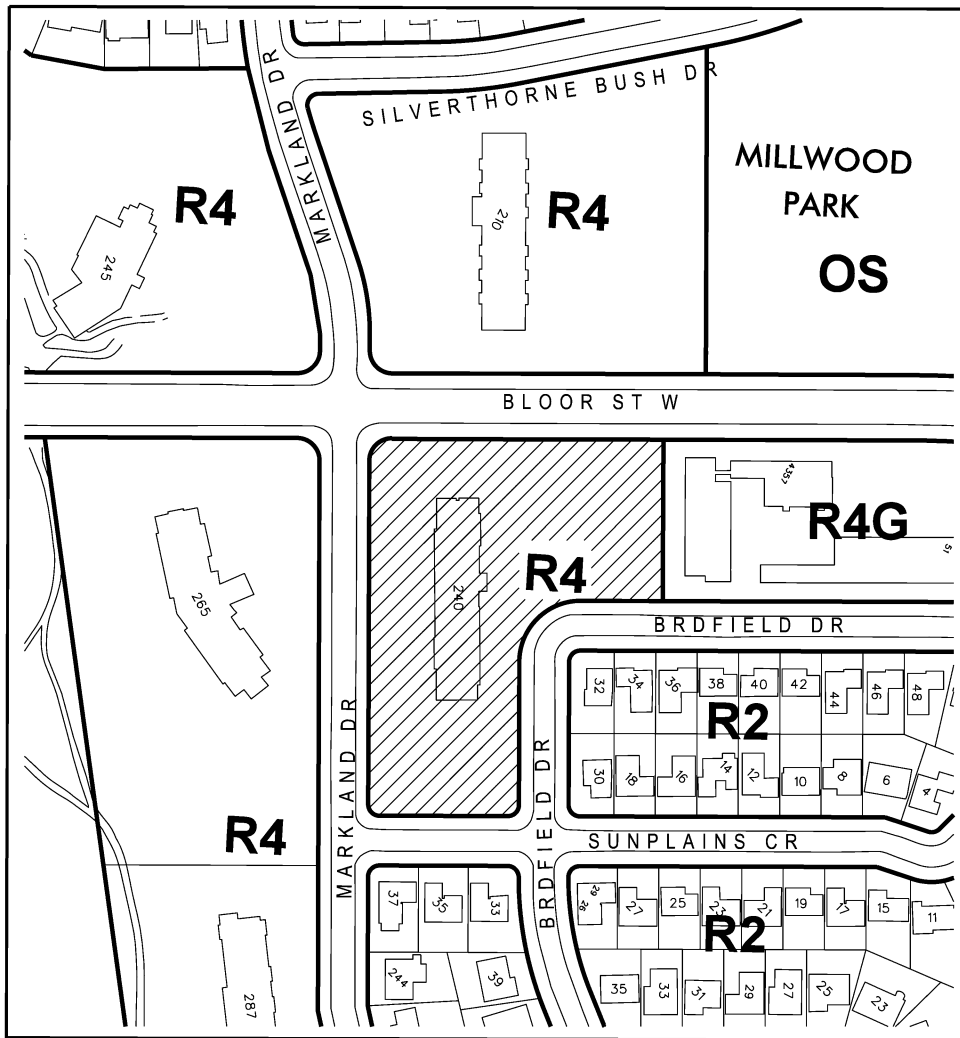
Applicant's Submitted Drawing

Not to Scale  
04/19/2012

240 Markland Drive

File # 11 209308 WET 03 0Z

### Attachment 3: Zoning



**Toronto** City Planning  
Zoning

240 Markland Dr.  
File # 11\_209308

- R2 Residential Second Density
- R4 Residential Fourth Density
- R4G Residential Fourth Density Group
- OS Public Open Space



Not to Scale  
Zoning By-law 7625 as amended  
Extracted July/25/2011/ JM

### Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	11 209308 WET 03 OZ
Details	Rezoning, Standard	Application Date:	June 2, 2011

Municipal Address: 240 MARKLAND DR  
 Location Description: PLAN M1013 BLK B \*\*GRID W0306  
 Project Description: Proposal to construct two new buildings and retain existing rental apartment building. Proposed new buildings will consist of an 15 storey, 220 unit, residential/commercial building and a separate 3 storey, 27 unit, residential apartment building. In total there will be 247 new residential units plus the existing 113 units for a total of 360 units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
CALVIN W LANTZ			RENAISSANCE APTS

#### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):		Site Plan Control Area:

#### PROJECT INFORMATION

Site Area (sq. m):	13171	Height:	Storeys:	15 and 3
Frontage (m):	0		Metres:	55 and 12
Depth (m):	0			
Total Ground Floor Area (sq. m):	3199			<b>Total</b>
Total Residential GFA (sq. m):	33509		Parking Spaces:	448
Total Non-Residential GFA (sq. m):	567		Loading Docks	1
Total GFA (sq. m):	34076			
Lot Coverage Ratio (%):	32			
Floor Space Index:	2.6			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	33509	0
Bachelor:	0	Retail GFA (sq. m):	567	0
1 Bedroom:	224	Office GFA (sq. m):	0	0
2 Bedroom:	116	Industrial GFA (sq. m):	0	0
3 + Bedroom:	20	Institutional/Other GFA (sq. m):	0	0
Total Units:	360			

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