3765 St Clair Ave East – Zoning Amendment Application – Preliminary Report

Date: October 10, 2012
To: Scarborough Community Council
From: Director, Community Planning, Scarborough District
Wards: Ward 36 – Scarborough Southwest
Reference Number: 12 240757 ESC 36 OZ

SUMMARY

A zoning by-law amendment application has been submitted to permit a townhouse development consisting of 21 units in four building blocks to be serviced by a private laneway and two single detached dwellings fronting Brimley Road. The two dwellings on Brimley Road will be severed from the remainder of the property at 3765 St Clair Avenue East.

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

The subject application should proceed through the standard 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 second quarter, 2013, provided all required information is submitted in a timely manner and issues raised during the review process 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 3765 St. Clair Avenue East 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.

DECISION HISTORY
There have been no planning applications with respect to the subject property, as the existing place of worship has occupied the site since the late 1950s.

Immediately to the east, at 3771-3775 St. Clair Avenue East, there is a recently completed 17-unit townhouse development which was approved by the City in June 2006 (http://www.toronto.ca/legdocs/2006/agendas/committees/sc/sc060613/it024.pdf).

Pre-Application Consultation
Pre-application consultation meetings were held with the applicant on December 7, 2011 and on March 12, 2012 to discuss complete application submission requirements and to identify preliminary issues with the proposal. Preliminary issues included the number and location of parking spaces, the configuration of the townhouse blocks and associated private mews, the width of the proposed units, potential built form and solid waste storage locations.

ISSUE BACKGROUND

Proposal
The application proposes to redevelop the 0.39-hectare parcel of land currently occupied by the Church of St. George with 21 three-storey townhouse units organized in four separate blocks, as well as two single-family detached dwellings fronting the east side of Brimley Road, as shown on Attachment 1. The proposal shows 11 townhouse units fronting the south side of St. Clair Avenue East – six units in Block 1 and five units in Block 2. Blocks 3 and 4, located behind Blocks 1 and 2, each contain five townhouse units oriented perpendicular to St. Clair Avenue East.
One parking space is proposed for each of the 11 units in the blocks fronting St. Clair Avenue East and two parking spaces are proposed for the ten units in the rear of the site. Four visitors parking spaces are also being proposed at the rear of the property. Access to the development will be via a private road ranging in width from 5 metres to 8 metres, which would be maintained by the common element condominium.

The two single-family detached dwellings fronting onto Brimley Road would be on 7.6-metre wide lots and would each have two parking spaces. These two lots would be severed from the remainder of the development so that they could be held in separate ownership. For additional details, please see Attachment 1: Site Plan, Attachment 2: Elevations, and Attachment 4: Application Data Sheet.

Site and Surrounding Area
The subject property is relatively flat, and completely surrounds the property situated on the southeast corner of Brimley Road and St. Clair Avenue East such that it has frontage on both streets. The existing place of worship has occupied the site since the late 1950s.

Abutting uses include:

North: detached dwellings (north side of St. Clair Avenue East)
South: apartment buildings
East: townhouses and commercial plaza
West: office building containing a women's counselling centre/emergency shelter, and cemetery (west side of Brimley Road)

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.

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 property is designated "Mixed Use Areas" in the official plan. "Mixed Use Areas" are made up of a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces and utilities. In "Mixed Use Areas", development will create a balance of high quality uses that reduce automobile dependency and meet the needs of the local community. New buildings will be located and massed to provide a transition between areas of different development intensity and scale, and to frame the edges of streets and parks with good proportion and provide an attractive, comfortable and safe pedestrian environment. Such development will also take advantage of nearby transit services.

St. Clair Avenue East is identified as a major street in the official plan. The conveyance of land for widening may be required as a condition of site plan approval in order to protect and develop the network of rights-of-way shown on Map 3.

Zoning

Portions of the subject property are zoned Place(s) of Worship (PW) and Highway Commercial (HC) in the Cliffcrest Community Zoning By-law No. 9396, as amended (see Attachment 3: Zoning). These designations permit a variety of uses such as day nurseries, automobile sales, funeral homes, motels, places of worship, recreational uses, and professional and business offices.

Site Plan Control

The applicant has also submitted a site plan control application (12 240764 ESC 36 SA), which is currently being reviewed by staff.

Tree Preservation

The arborist report and tree preservation plan submitted in support of this application indicate that there are a total of 15 trees both within and immediately adjacent to the subject property that are proposed to be removed in order to accommodate the development.

The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the processing of the applications. The owner will also be required to obtain the necessary permits prior to removing any trees pursuant to the City’s Tree Preservation By-law Number 388-2000, as amended.

Reasons for the Application

The Highway Commercial (HC) and Place(s) of Worship (PW) zones in the Cliffcrest Community Zoning By-law No. 9396, as amended, do not permit residential uses.
COMMENTS

Application Submission
The following reports/studies were submitted with the application:

- Arborist report
- Site Servicing report
- Stage 1 & 2 Archaeological Assessment
- Toronto Green Standard (TGS) Checklist

A Notification of Complete Application was issued on September 27, 2012.

Issues to be Resolved
The application has been circulated to City divisions and public agencies for comments prior to presenting this report to Scarborough Community Council. Preliminary issues include the following:

- appropriateness of the number, location and size of the proposed townhouse units
- conformity of the built form and massing of the proposed townhouse units to the Infill Townhouse Design Guidelines
- suitability of the built form, massing and building setbacks of the proposed detached dwellings on the east side Brimley Road
- opportunities for landscaping and streetscape improvements
- number and location of visitor parking spaces
- location of solid waste bin storage
- evaluation of the amount of hard surfacing at the rear of the property and adherence to the City’s stormwater management policies
- adequacy of the dimensions and alignment of the proposed private road
- 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.

Applications to lift part lot control and to create a common elements condominium will be required.
Additional issues may be identified through the review of the application, agency comments and the community consultation process.

**CONTACT**
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Fax No. (416) 396-4265  
E-mail: cmay@toronto.ca

**SIGNATURE**
__________________________________________  
Raymond David, Director  
Community Planning, Scarborough District

**ATTACHMENTS**
Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet
Attachment 1: Site Plan
Elevations - Units 12 and 13

Applicant’s Submitted Drawing

Not to Scale

File #: 12240757 ESC 36 OZ

3765 St. Clair Avenue East
Attachment 3: Zoning
### Attachment 4: Application Data Sheet

<table>
<thead>
<tr>
<th>Application Type</th>
<th>Rezoning</th>
<th>Application Number: 12 240757 ESC 36 OZ</th>
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<tr>
<td>Details</td>
<td>Rezoning, Standard</td>
<td>Application Date: September 5, 2012</td>
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<table>
<thead>
<tr>
<th>Municipal Address:</th>
<th>3765 ST CLAIR AVE E</th>
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<tbody>
<tr>
<td>Location Description:</td>
<td>PLAN 3361 LOT 3 TO 6 &amp; PART LOT 2 **GRID E3605</td>
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<tr>
<td>Project Description:</td>
<td>Proposed townhouse development consisting of 21 units in four building blocks to be serviced by a private laneway and two single detached dwellings fronting Brimley Rd. The two dwellings on Brimley Road will be severed from the remainder of the property.</td>
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<tr>
<th>Applicant:</th>
<th>ASCALON LANDS LTD</th>
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<tr>
<td>Agent:</td>
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<td>Architect:</td>
<td></td>
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<td>Owner:</td>
<td>ASCALON LANDS LTD</td>
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#### PLANNING CONTROLS

<table>
<thead>
<tr>
<th>Official Plan Designation:</th>
<th>Mixed Use Areas</th>
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<tr>
<td>Zoning:</td>
<td>PW &amp; HC</td>
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<td>Height Limit (m):</td>
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#### PROJECT INFORMATION

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<thead>
<tr>
<th>Site Area (sq. m):</th>
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<tr>
<td>Frontage (m):</td>
<td>60.91</td>
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<tr>
<td>Depth (m):</td>
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<td>Total Ground Floor Area (sq. m):</td>
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<td>Total Residential GFA (sq. m):</td>
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<td>Total Non-Residential GFA (sq. m):</td>
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<tr>
<td>Total GFA (sq. m):</td>
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<td>Lot Coverage Ratio (%):</td>
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<td>Floor Space Index:</td>
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<tr>
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<td>3 + Bedroom:</td>
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<td>Total Units:</td>
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#### FLOOR AREA BREAKDOWN (upon project completion)

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<th>Above Grade</th>
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<td>Retail GFA (sq. m):</td>
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<td>Office GFA (sq. m):</td>
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<tr>
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<tr>
<td>Institutional/Other GFA (sq. m):</td>
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#### CONTACT:

**PLANNER NAME:** Christopher May, Planner

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