

**3212 St Clair Avenue East - Zoning Amendment  
Application - Preliminary Report**

<b>Date:</b>	January 27, 2014
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 35 – Scarborough Southwest
<b>Reference Number:</b>	14 101929 ESC 35 OZ

**SUMMARY**

This application proposes a zoning by-law amendment to permit 7, three-storey townhouses each with an integral parking space at the rear of the dwelling unit at 3212 St Clair Avenue East.

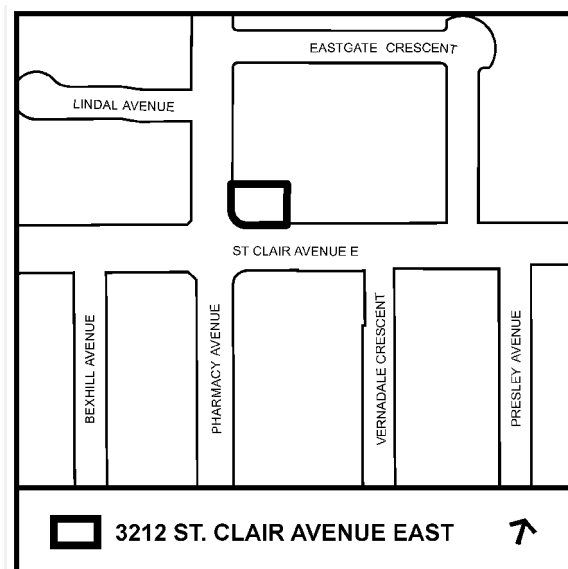
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 3212 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on August 23, 2013 to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant has applied for an amendment to the zoning by-law to permit the development of the site with 7, three-storey townhouse dwelling units, at a proposed height of 9.14 m. The seven townhouses would front onto St. Clair Avenue East with a proposed vehicular access from a rear 6 m wide private laneway off of Pharmacy Avenue. The seven residential parking spaces are proposed to be provided in integral at grade garages. The total gross floor area of the proposed development is 1451.15 m<sup>2</sup>, which equates to a density of approximately 1.4 times the lot area. Refer to the Site Plan – Attachment No. 1, Elevations – Attachment Nos. 2 and 3, and the Application Data Sheet – Attachment No. 5 for additional project information.

### **Site and Surrounding Area**

The subject property is located on the northeast corner of St. Clair Avenue East and Pharmacy Avenue. The site has a lot frontage of approximately 27.36 m on St. Clair Avenue East and a site area of approximately 1052.34 m<sup>2</sup>. The property is currently vacant, but was formerly used a gas station.

The surrounding land uses in the vicinity of the site can be described as follows:

North: one-storey commercial building with surface parking; further to the north are one and two-storey single detached residential dwellings fronting on Pharmacy Avenue;

East: three, 3-storey apartment buildings facing St. Clair Avenue East; further to the east is a place of worship with surface parking;

South: one and two-storey single detached residential dwellings fronting on the south side of St. Clair Avenue East or fronting on the east side of Pharmacy Avenue; on the southeast corner of St. Clair Avenue East and Pharmacy Avenue is a one-storey single detached dwelling also fronting on Pharmacy Avenue; and

West: one and two-storey single detached residential dwellings fronting on the north side of St. Clair Avenue East or fronting on the west side of Pharmacy Avenue; on the northwest and southwest corners of St. Clair Avenue East and Pharmacy Avenue are 1½-storey single detached dwellings fronting on St. Clair Avenue East.

## **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 site is designated Neighbourhoods in the Toronto Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

A key objective of the Plan is that new development respect and reinforce the general physical patterns in a Neighbourhood. Policy 5 of Section 4.1 of the Plan states that "development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes."

Policy 9 of Section 4.1 of the Plan states "infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established Neighbourhoods will:

- a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;

- c) front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences."

This proposal will be reviewed against the policies described above as well as the policies of the City's Official Plan as a whole.

## **Zoning**

The subject property is currently zoned Neighbourhood Commercial (NC) Zone in the Clairlea Community Zoning By-law No. 8978. The neighbourhood commercial zone permits day nurseries and neighbourhood commercial uses which includes one or more of the following uses: Automobile Service Stations; Banks; Medical Centres; Personal Service Shops; Restaurants; Retail Stores and Offices. Attachment 4 provides an excerpt of the zoning map for the site and vicinity.

The site is not part of the new City of Toronto Zoning By-law No. 569-2013 enacted by City Council on May 9, 2013.

## **Site Plan Control**

The proposed development is subject to site plan control.

On June 21, 2011, a Notice of Approval Conditions was issued for a vehicle repair garage on the subject lands for the previous owner (06 138173 ESC 35 SA).

A site plan application has been submitted for the current townhouse proposal and is currently under review.

## **Tree Preservation**

The applicant has submitted a tree declaration indicating that there are no City owned trees of any size and/or privately owned trees that are 30 cm or larger in diameter.

## **Reasons for the Application**

The zoning by-law amendment is required to permit townhouses and appropriate zoning standards for the proposed seven unit townhouse development.

## **COMMENTS**

### **Application Submission**

The following plans, reports and studies were submitted with the application:

- survey;
- site plan and other architectural plans;
- site grading and servicing plan;
- site servicing plan;
- tree declaration;

- planning rationale;
- storm water management report;
- traffic operations assessment; and
- environmental noise assessment.

City staff are reviewing the application submission for completeness.

### **Issues to be Resolved:**

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- appropriateness of the proposed massing and density in terms of the surrounding context and impacts on adjacent properties and land uses;
- compliance with the Infill Townhouse Urban Design Guidelines, particularly with respect to the guidelines for locating servicing, for façade articulation and for an attractive streetscape;
- assessment of the proposed townhouse design and elevations, particularly planning staff's concern with the two entrance doors proposed on the front elevation;
- assessment of the proposed setbacks of the townhouses from the street line and the east lot line;
- landscaping and outdoor amenity space for each townhouse;
- garbage handling and collection;
- design and layout of the proposed shared vehicular access driveway, including pedestrian access;
- assessment of the traffic operations and parking impacts generated by the proposed residential use, including visitor parking; and
- assessment of the storm water management report and the site servicing and grading plan;

The TGS Checklist has **not** been submitted by the applicant. Once submitted, the checklist will be reviewed by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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E-mail: cmeneze2@toronto.ca

## **SIGNATURE**

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Raymond David, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan

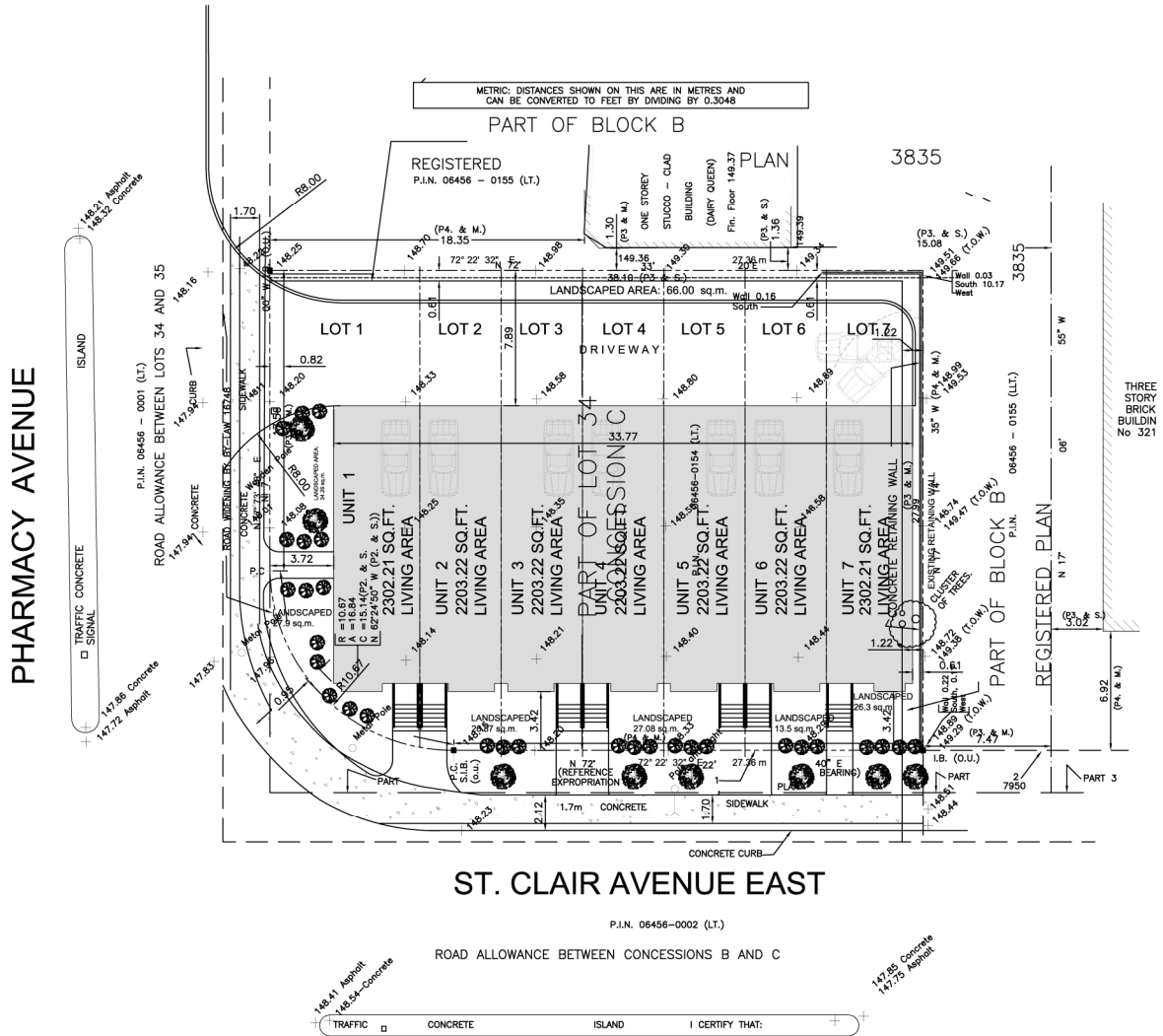
Attachment 2: Elevations

Attachment 3: Elevations

Attachment 4: Zoning

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



Site Plan

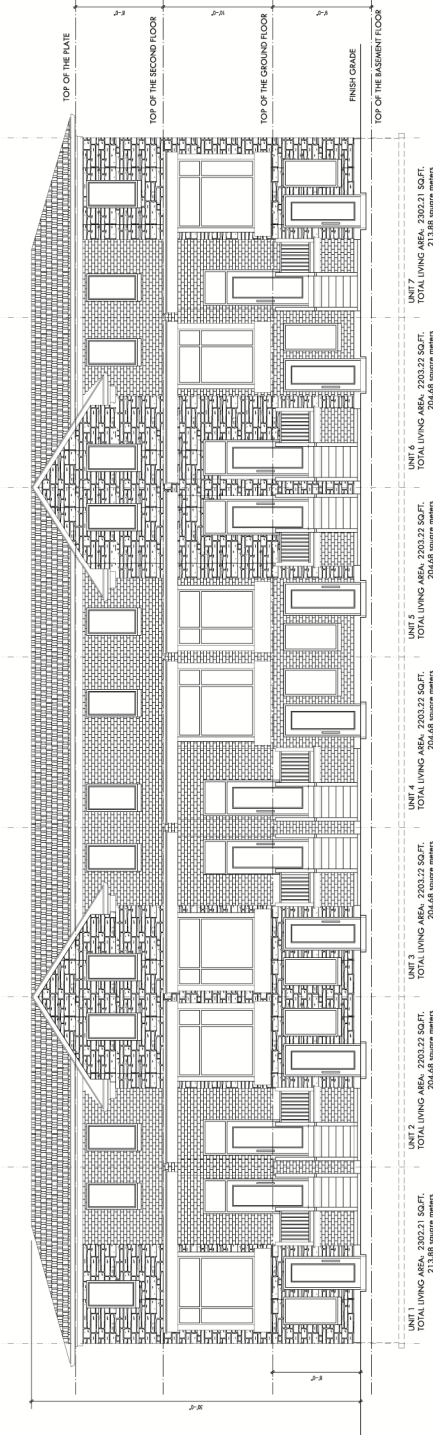
3212 St. Clair Avenue East

Applicant's Submitted Drawing

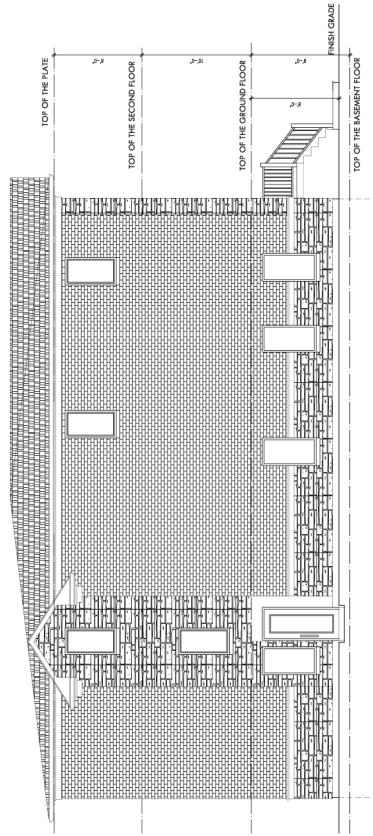
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File # 14 101929 ESC 35 0Z

## Attachment 2: Elevations



**South Elevation**



**West Elevation**

**Elevations**  
**3212 St. Clair Avenue East**

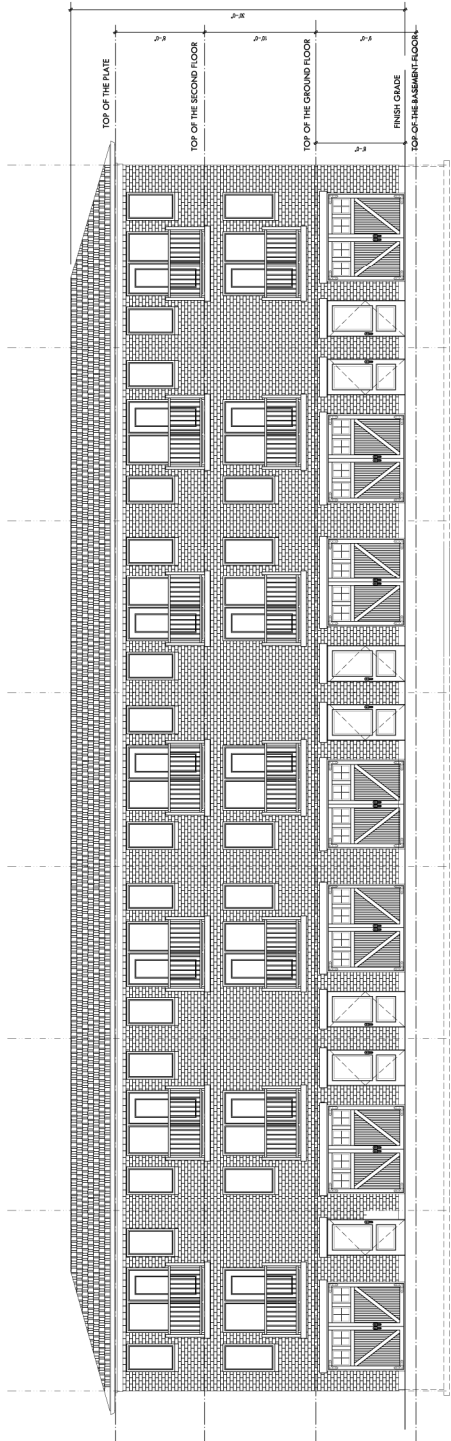
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 01/22/14

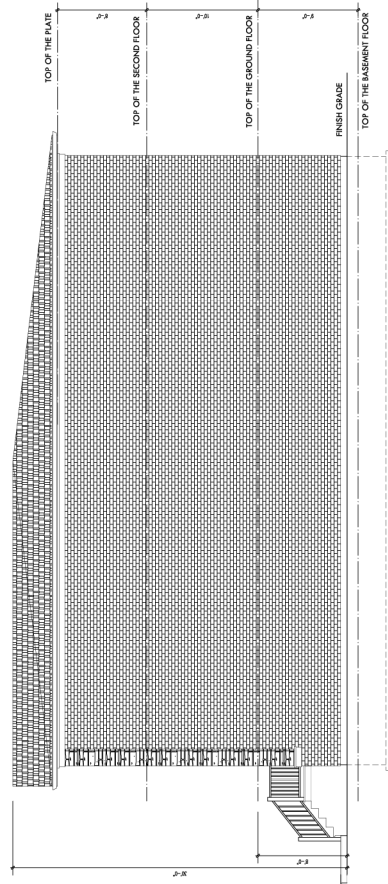
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### Attachment 3: Elevations



North Elevation



East Elevation

### Elevations

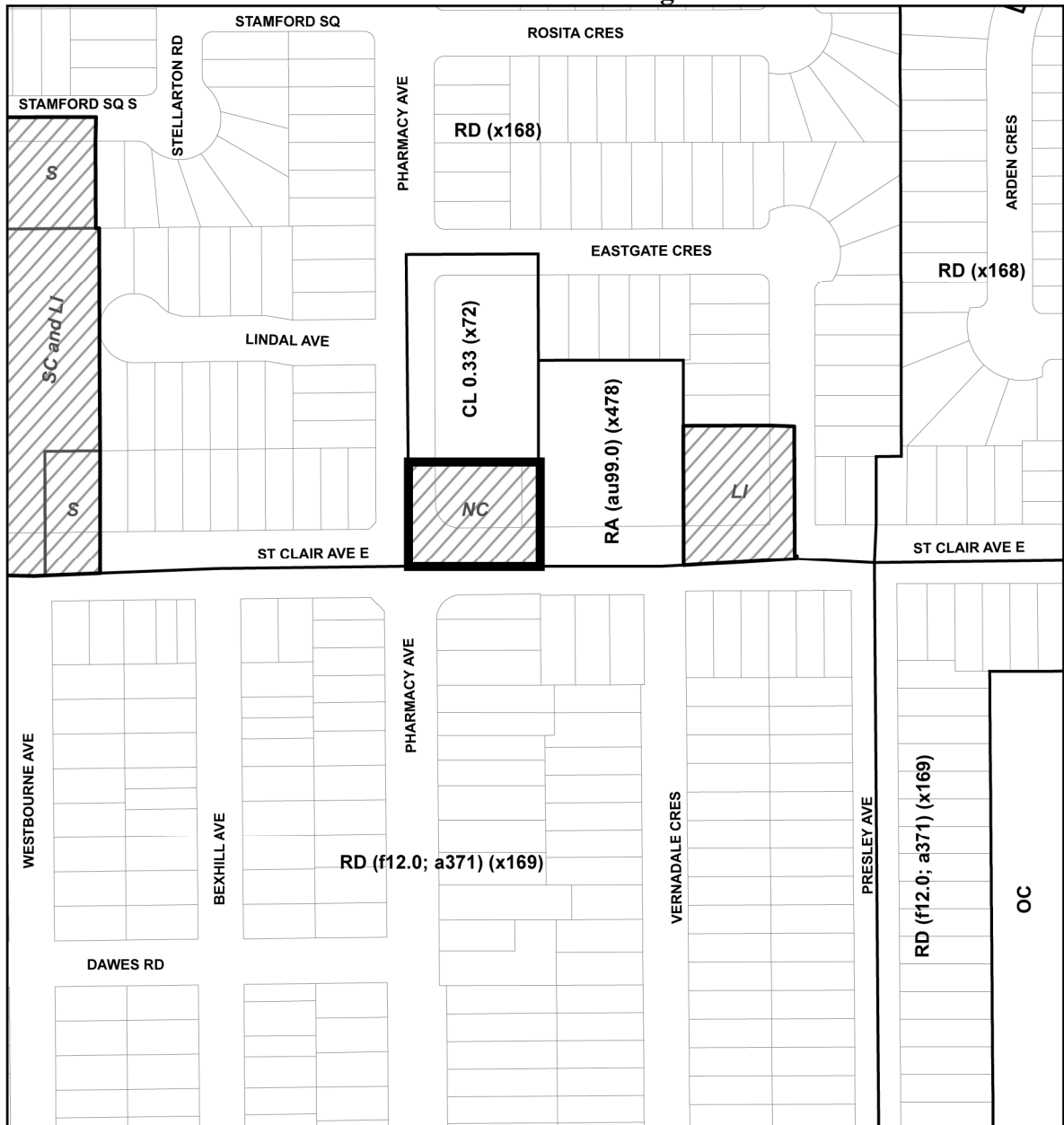
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01/22/14

3212 St. Clair Avenue East

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### Attachment 4: Zoning




**Toronto** City Planning  
**Zoning By-law 569-2013**

**3212 St. Clair Ave. E**  
 File # 14 101929 ESC 35 0Z

-  Location of Application
- RD** Residential Detached
- RA** Residential Apartment
- CL** Commercial Local
- OC** Open Space Cemetery

-  See Former City of Scarborough Clairlea Community Bylaw No. 8978
- S** Single-Family Residential
- NC** Neighbourhood Commercial
- LI** Limited Institutional
- SC** School

  
 Not to Scale  
 Extracted 01/28/2014

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	14 101929 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	January 8, 2014

Municipal Address: 3212 ST CLAIR AVE E  
 Location Description: CON C PT LOT 34 PLAN 3835 PT BLK B \*\*GRID E3501  
 Project Description: Proposed rezoning to permit 7 unit townhouse development fronting on St. Clair Ave E. Access to the seven integral parking spaces will be off a rear private laneway from Pharmacy Ave.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
DANMAR DESIGN			RONA HOMES LTD

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	NC-Neighbourhood Commercial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1052.34	Height:	Storeys:	3	
Frontage (m):	27.36		Metres:	9.14	
Depth (m):	27.99				
Total Ground Floor Area (sq. m):	551.33				<b>Total</b>
Total Residential GFA (sq. m):	1451.15		Parking Spaces:	7	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1451.15				
Lot Coverage Ratio (%):	52.4				
Floor Space Index:	1.4				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	1451.15	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	7	Institutional/Other GFA (sq. m):	0	0
Total Units:	7			

**CONTACT: PLANNER NAME: Candice Menezes, Assistant Planner**  
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