

280 Manse Road - Official Plan Amendment, Zoning Amendment, Draft Plan of Subdivision Applications - Preliminary Report

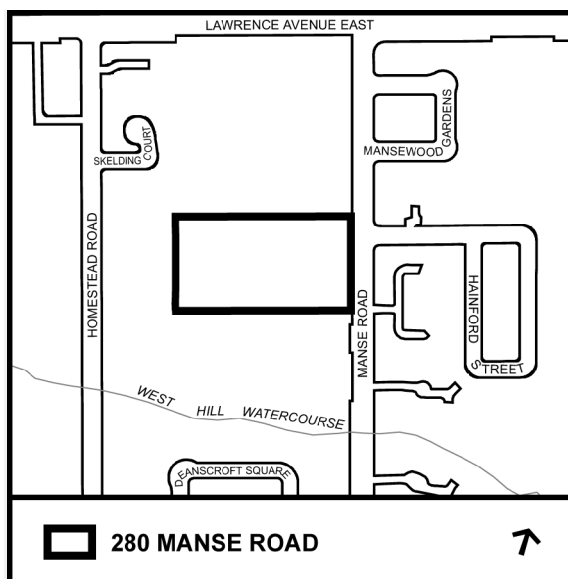
Date:	March 11, 2014
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	14 101641 ESC 44 OZ, 14 101644 ESC 44 SB

SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to allow for development of a total of 138 townhouse units, comprised of 58 street townhouses and 80 back-to-back units at 280 Manse Road. The associated plan of subdivision proposes the creation of 11 blocks of land for the townhouses, a new 18.5 metre wide public street extending west from Manse Road, and two separate blocks one for a walkway connection between the new public road and Heron Park Community Recreation Centre immediately north of the site, and a 0.07 hectare park/open space block at the north-west corner of the site.

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

The applications should proceed through the planning review process including scheduling a community consultation meeting. A Final Report is targeted for the first quarter of 2015 assuming the applicant provides all required information in a



timely manner and all issues raised during the review process are resolved.

Staff has concerns with the scale and aspects of the form of the proposed development and consequently will be seeking significant modifications to the proposal with the further processing of the applications.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 280 Manse Road 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.

DECISION HISTORY

In October 2012 the Committee of Adjustment approved a consent application by the Toronto District School Board for the lands at 270 and 280 Manse Road, File no. B057/12SC. The purpose of the consent was to sever the properties which contained the former Heron Park Public School (280 Manse Road), and Joseph Brant Public School (270 Manse Road) so that the lands at 280 Manse Road could be conveyed. Through the consent, the TDSB retained a strip of land 5.0 metres in width extending almost the full length of the west property line of 280 Manse Road. This strip of land connects with an existing 15.24 metre wide pedestrian pathway extending from Homestead Road, and enables pedestrian access from Homestead Road to the Joseph Brant school property.

Pre-Application Consultation

Several pre-application consultation meetings were held with the applicant. The proposed development scheme evolved from an initial concept through these meetings in response to issues raised by staff. Staff also produced and provided a set of design principles for the design of this site in response to earlier development schemes, so as to assist the applicant prepare a development concept that addresses key concerns. The proposed development scheme that has been submitted as part of the current applications reflects the initial proposal that was brought forward to staff, and which poses various

issues which are discussed further in the "Issues to be Resolved" section of this report. Complete application submission requirements were also discussed.

ISSUE BACKGROUND

Proposal

The proposed Official Plan amendment and rezoning are intended to implement the proposed draft plan of subdivision and create specific performance standards for the development of the lands at 280 Manse Road.

The proposed zoning for the lands is to permit a total of 138 townhouse units, comprised of 58 street townhouses with front integrated garages and 80 back-to-back units in four 20-unit buildings with parking located underground. The following table identifies some of the key aspects of the proposed zoning performance standards for the proposed development.

	Street Townhouses	Back-to-Back Units
Lot Frontage/Unit Width	4.8 m	4.42 m internal units
Lot Area	90 m ²	49 m ²
Height	3 storeys (9 m)	3 storeys (11.5 m)
Front Yard Setback	1.8 m to street line	3.0 m to street line Main wall facing distance: 13 m (excluding proposed encroachments including balconies which have a facing distance of approximately 8 m)
Setback to Manse Rd.	3.0 m	3.0 m
Rear Yard Setback	5.9 m	n/a
Outdoor Amenity	Rear yard minimum area approximately 30 m ² per unit	Terraces, first floor balconies, and amount of amenity space at grade will be specified in the future Site Plan Control application

The subdivision is to create the development blocks, proposed park/open space and walkway blocks and a new 18.5 metre wide public road that is proposed to connect with Manse Road at a point approximately 19 metres south of the north property line. The new road is intended to terminate in a P-loop (cul-de-sac) at a distance of approximately 180 metres from Manse Road. The development blocks will accommodate both the proposed 58 street townhouses, and the single block for the proposed 80 back-to-back townhouse units that will form a future condominium.

Division of the lands for the street townhouse units has not been proposed through the current plan of subdivision. In order to achieve this land division, the applicant may choose to revise the draft plan to illustrate individual lots, or divide the lands through a future development application such as part lot control exemption or consent. The

subdivision also proposes a block of land, approximately 0.01 hectares in size, to provide a walkway connection between the proposed road and the adjacent Heron Park Community Recreation Centre, and a block of land approximately 0.07 hectares in size as park block, which is proposed to remain in an open space form and provide a walkway connection from Homestead Road.

For more information refer to Attachment 1: Concept Site Plan, Attachment 2: Subdivision Plan, Attachment 3: Elevations (back to back townhouses), Attachment 4: Elevations (street townhouses) and Attachment 7: Application Data Sheet.

Site and Surrounding Area

The subject site is approximately 2.1 hectares in size, and has approximately 101 metres of frontage on Manse Road. It is the former location of Heron Park Junior Public School which was recently demolished. The site is located on the west side of Manse Road, south of Lawrence Avenue in the West Hill Community. The site is relatively flat and contains several mature trees the majority of which are located at the north-west portion of the site.

Abutting uses include:

North: Heron Park, Heron Park Community Recreation Centre and the Morningside Library Branch of the Toronto Public Library;

South: Joseph Brant Senior Public School, and residential uses south of the school including single detached and semi-detached dwellings;

East: Residential townhouses, single detached dwellings closer to Lawrence Avenue, semi-detached dwellings further east; and,

West: Single detached dwellings on Homestead Road, pedestrian pathway connecting Homestead Road with Joseph Brant School which extends along the west side of the subject lands, and semi-detached and townhouse units closer to Lawrence 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 subject lands are designated *Neighbourhoods* within the Official Plan on Map 23 – Land Use Plan. These areas are physically stable areas providing for a variety of lower-scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing physical character.

Development policies are outlined in Policy 4.1.5 – *Neighbourhoods*. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- setbacks of buildings from the street or streets; and,
- prevailing patterns of rear and side yard setbacks and landscaped open space.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The Healthy Neighbourhoods policies of the Official Plan, contained in Section 2.3.1, states that *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

The Built Form policies of the Official Plan, contained in Section 3.1.2, provide a number of policies related to the form of new development, recognizing that for the most part future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. Among other things, these policies include that new development will:

- be located and organized to fit with its existing and/or planned context.
Development will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces; and,

- be massed and its exterior face will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties.

A portion of the north-west edges of the site are also located within the Natural Heritage System (Map 9 of the Official Plan). Policies in Section 3.4, The Natural Environment, require, among other things that:

- a study will be required to assess a proposed development's impact on the natural environment and propose measures to reduce negative impacts on and where possible, improve the natural heritage system;
- where the underlying land use designation provides for development in or near the natural heritage system, development will:
 - (a) recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and,
 - (b) minimize adverse impacts and when possible, restore and enhance the natural heritage system.

Zoning

The subject lands are zoned Single-Family Residential (S) Zone in the West Hill Community Zoning By-law No. 10327, as amended. Permitted uses include single-family dwellings, group homes, and correctional group homes. Ancillary uses permitted include domestic or household arts and private home daycare.

The lands are not subject to the City-wide Zoning By-law 569-2013.

Site Plan Control

Site Plan Control is applicable; however an application has not yet been filed.

Ravine Control

The northwest area of the subject lands are subject to the Ravine and Natural Feature Protection By-law.

Tree Preservation

A Tree Inventory and Preservation Plan Report have been submitted. The report includes an inventory and information on trees regulated by the City's Private Tree By-law both on site, and within 6 metres of the subject lands, trees of all diameters situated on City owned parkland within 6 metres of the subject site, those trees protected by the City's Ravine and Natural Feature Protection By-law including any trees within 10 metres of proposed construction activity, and trees within the City road allowance.

The report identifies a total of 94 trees located on and adjacent to the subject property, 39 of which will not be able to be preserved because of development impacts. This includes

22 trees within the Ravine and Natural Feature Protection By-law area, and one hazard tree.

Reasons for the Application

The Official Plan Amendment and Rezoning application has been filed to permit the back to back townhouse unit form and overall density of the development, to amend the existing Single Family Residential (S) zoning, and to permit the development of the proposed townhouses along with relevant performance standards.

The plan of subdivision application is necessary to create the proposed blocks of land for the proposed townhouses, public road, park and walkway blocks.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Natural Heritage Impact Study,
- Stage 1 and 2 Archaeological Assessment,
- Planning Justification Report,
- Traffic Impact Study,
- Functional Servicing Report and Stormwater Management Report,
- Tree Inventory and Preservation Plan Report, and;
- Preliminary Geotechnical Investigation Report.

A Notification of Complete Application was issued on February 5, 2014.

Issues to be Resolved

Planning staff have issues regarding the intensity and form of development as submitted. Among the issues of concern are the following:

- The density of the project is higher than that of nearby townhouse developments. The current site design creates issues that can be mitigated by reducing the overall proposed number of dwelling units. This modification may eliminate the need for an amendment to the Official Plan.
- Appropriateness of the proposed development as it relates to the Official Plan policies relating to Infill Development within Neighbourhoods, Healthy Neighbourhoods, Built Form and the Natural Environment.
- The evaluation of impacts to the lands within the Natural Heritage System.

- The proposed lot widths for the street related townhouses are 4.5 metres, and do not meet the minimum frontage requirement of 6 metres for street related townhouses with integrated front garages, as identified in the Infill Townhouse Guidelines. Increasing the width of these townhouse units to meet a minimum of 6 metres in frontage would improve streetscape matters including providing more opportunities for street tree planting within sufficient soil volumes to enable growing conditions for trees to reach maturity, as well as to increase the space available for landscaping of the front yard. It will also reduce the number of curb cuts and thereby improve pedestrian safety and improve the quality of the street.
- The appropriateness of the proposed depth of blocks for the street related townhouse units, which is approximately 19 metres. This depth results in a need for reduced front and rear yard building setbacks in order to achieve the applicant's desired unit depth. The front yard setback is proposed to be 1.8 metres, significantly smaller than the Infill Townhouse Guideline of 6.0 metres. The proposed rear yard buildings setback is 5.9 metres, whereas 7.5 metres is typically required.
- The adequacy of facing distances between the back to back townhouse units and encroaching elements in relation to the Infill Townhouse Guidelines, which specify a minimum facing distance of 15 metres between primary faces of townhouse dwellings. This is intended to ensure sufficient light, view and privacy conditions for residents.
- The adequacy of proposed building setbacks of the townhouse units to the new public road and Manse Road.
- The adequacy of the proposed visitor parking supply for the back to back units.
- The adequacy of the design of the garbage handling and storage facilities for the back to back townhouses, which should be designed to meet City of Toronto requirements for municipal pick up.
- Consistency with Infill Townhouse Guidelines on various site design matters including, among others, the provision of barrier free walkways that are well lit, safe and linked directly to public sidewalks, providing windows along building faces to encourage comfortable and safe pedestrian use, the use of natural grade, providing appropriate facing distances between buildings, and provision of adequate soft landscaping and soil volume both on the public right of way and the private side to enable growth of trees to maturity.
- The acceptability of proposed parkland and walkway connection to the Heron Park Community Recreation Centre.
- The adequacy of the proposed amenity space for all dwelling units.

- The transition of proposed built form to the abutting single detached homes to west along Homestead Road.
- Determination of whether or not the anticipated traffic generated by the proposed development can be accommodated without the need for intersection improvements.
- The proposed location of the connection point of the new street with Manse Road.
- The evaluation of the need for a new street connection from Manse Road to Homestead Road.
- The possibility of incorporating the existing 5.0 metre walkway along the west property line into the development site.
- The appropriateness of the size of the proposed P-loop (cul-de-sac) that forms part of the proposed public road.

A more fulsome review of the proposal will be undertaken when a Site Plan Application is filed for this project. There may also be additional issues identified through the review of the application, agency comments and the community consultation process. The technical review and community consultation will help to determine the nature and extent of changes that will be required. Section 37 discussions will be part of further consideration of the applications, and will be undertaken in consultation with the Ward Councillor.

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.

CONTACT

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SIGNATURE

Raymond David, Director
 Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Concept Site Plan

Attachment 2: Subdivision Plan

Attachment 3: Elevations (back to back townhouses)

Attachment 4: Elevations (street townhouses)

Attachment 5: Zoning

Attachment 6: Official Plan

Attachment 7: Application Data Sheet

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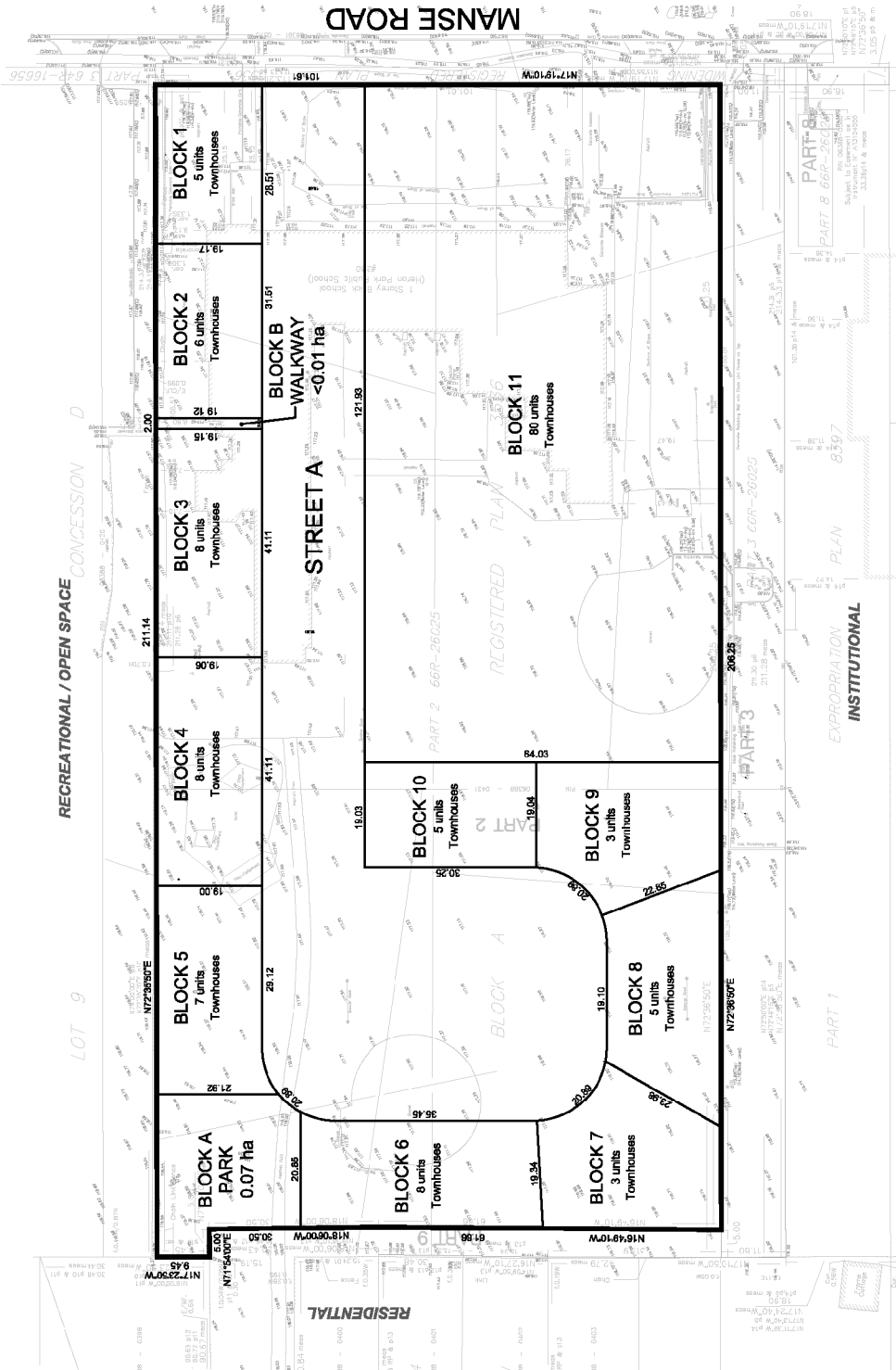
280 Manse Road



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Staff report for action – Preliminary Report - 280 Manse Rd
V.03/13

Attachment 2: Proposed Draft Plan of Subdivision



280 Manse Road

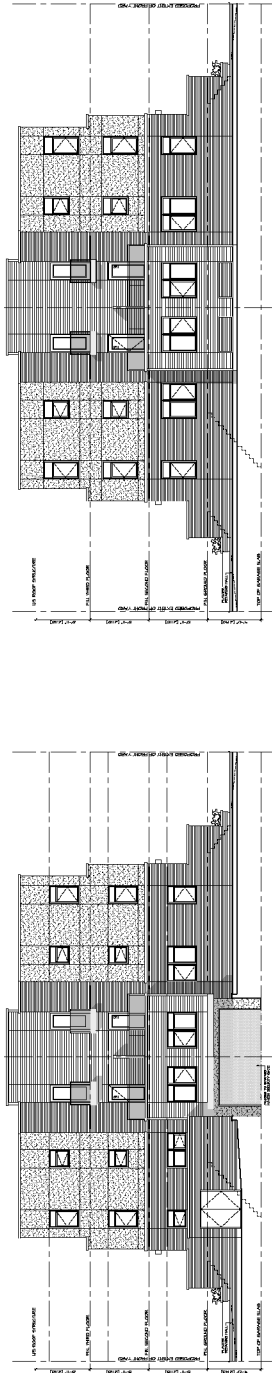
Proposed Draft Plan of Subdivision

Applicant's Submitted Drawing

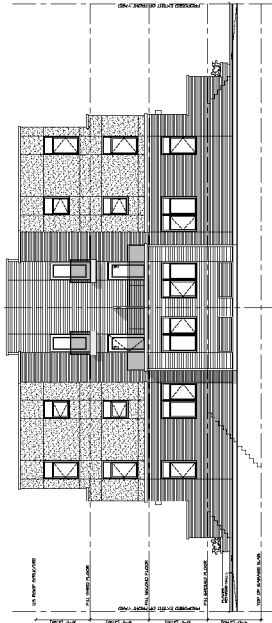
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File # 14 101641 ESC 44 02 and 14 101644 ESC 44 SB

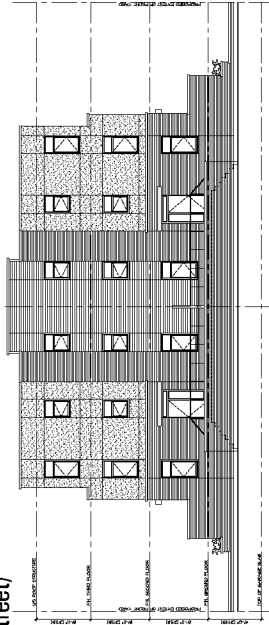
Attachment 3: Elevations (back to back townhouses)



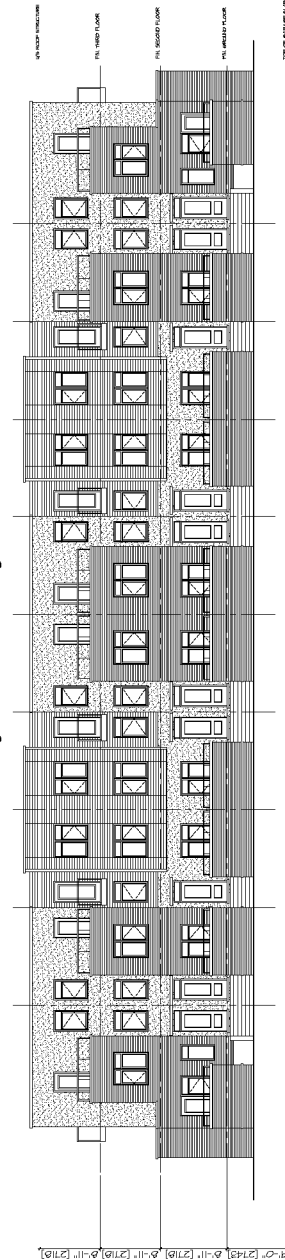
Flankage Elevation
(Facing Private Street)



Flankage Elevation



Flankage Elevation (Facing Manse Road)



Front/Rear Elevation

Elevations - Back to Back Townhouses

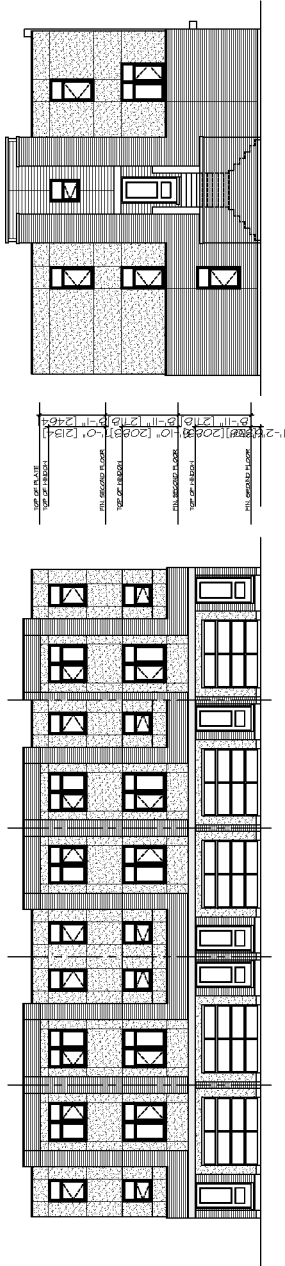
280 Manse Road

Applicant's Submitted Drawing

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1/17/14

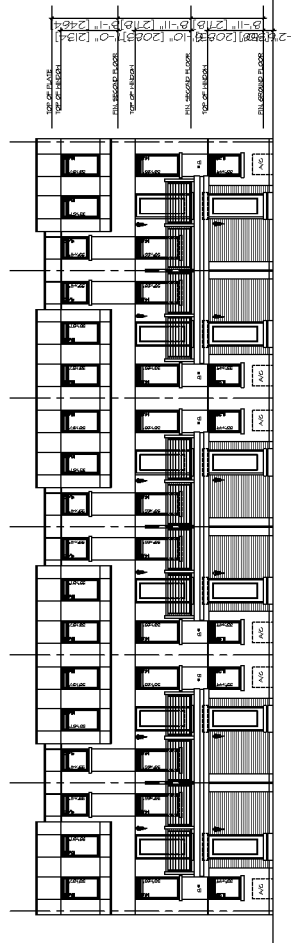
File # 14 101641 ESC 44 0Z and 14 101644 ESC 44 SB

Attachment 4: Elevations (street townhouses)



Typical Front Elevation

Typical End Elevation
(Facing Manse Road)



Typical Rear Elevation

Elevations - Street Townhouses

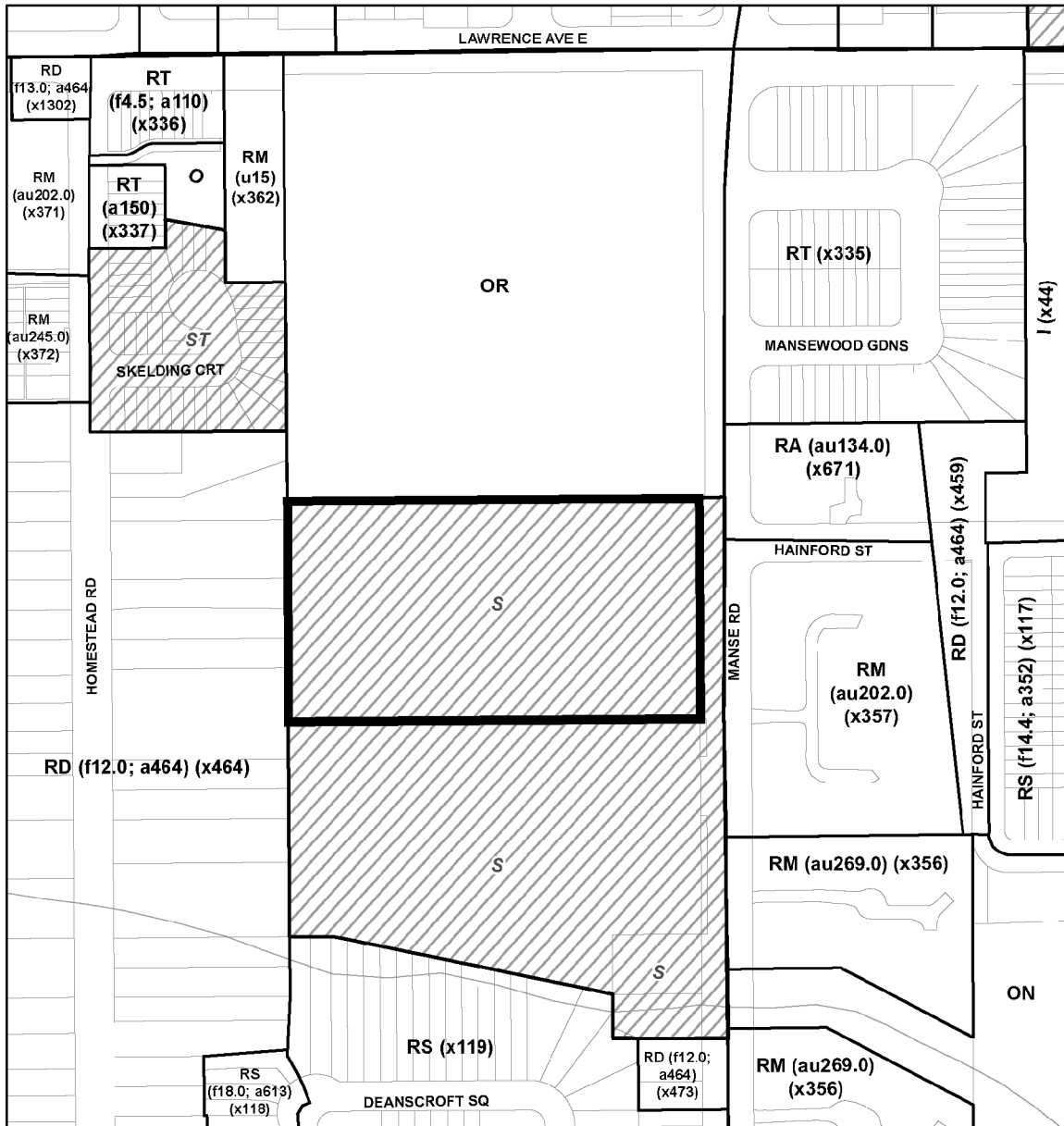
Applicant's Submitted Drawing

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280 Manse Road

File # 14 101641 ESC 44 OZ and 14 101644 ESC 44 SB

Attachment 5: Zoning



Zoning By-law 569-2013

280 Manse Road

File # 14 101641 ESC 44 OZ and 14 101644 ESC 44 SB



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple
RA Residential Apartment

I Institutional
O Open Space
ON Open Space Natural
OR Open Space Recreation



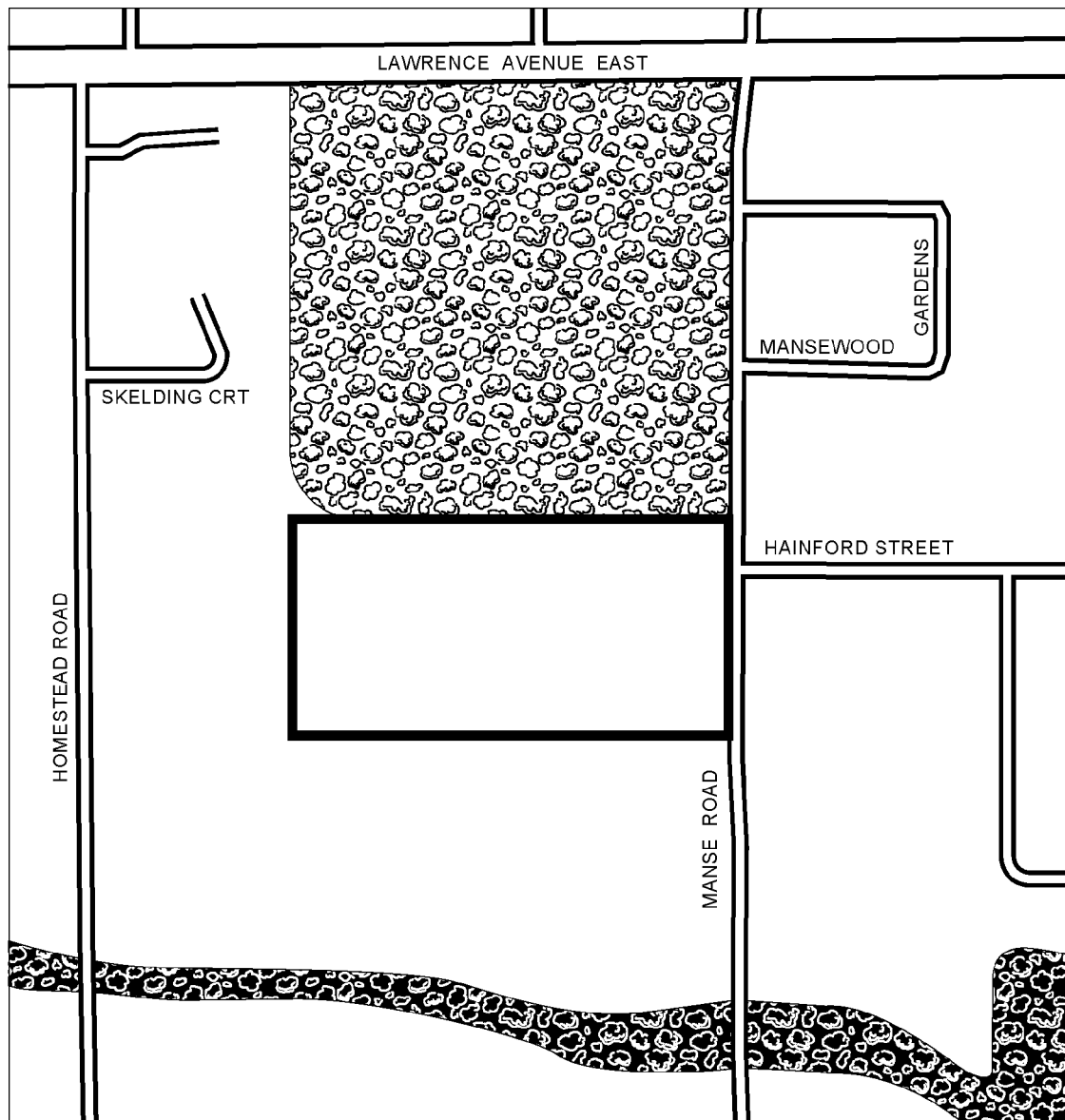
See Former City of Scarborough West Hill Community Dylaw No. 10327

S Single-Family Residential
ST Street Townhouse Residential



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Extracted 1/17/2014

Attachment 6: Official Plan



Toronto City Planning
Official Plan

280 Manse Road

File # 14 101641 ESC 44 OZ and 14 101644 ESC 44 SB



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Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning, Draft Plan of Subdivision	Application Number:	14 101641 ESC 44 OZ 14 101644 ESC 44 SB
Details	OPA & Rezoning, Standard, Draft Plan of Subdivision	Application Date:	January 7, 2014
Municipal Address: 280 MANSE RD			
Location Description: CD PT LOT 9 PLAN 3006 N PT LOT 57 PLAN 3536 BLK A HERON PARK SCHOOL			
Project Description: Official Plan Amendment and Rezoning application to permit the development of a 138 unit residential subdivision comprised of 58 street townhouses and 80 back-to-back townhouses. This former TDSB school site is approx 2.1 ha in area. Associated draft plan of subdivision file no. 14 101644 ESC 44 SB.			
Applicant:	Agent:	Architect:	Owner:
ROBERT A DRAGICEVIC			TIM WARNER MANSE DEVELOPMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	S	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	20,965.94	Height:	Storeys:	11.25
Frontage (m):	101.6		Metres:	3
Depth (m):	206.23			
Total Ground Floor Area (sq. m):	7,016.5			Total
Total Residential GFA (sq. m):	18,644		Parking Spaces:	166
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	18,644			
Lot Coverage Ratio (%):	88.9			
Floor Space Index:	0.33			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo, Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	18,644	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:	138	Institutional/Other GFA (sq. m):	0	0
Total Units:	138			

CONTACT:	PLANNER NAME:	Andrea Reaney, Senior Planner
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