

**35 and 45 Danforth Road - Zoning Amendment
Application - Preliminary Report**

Date:	January 29, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	14 266756 ESC 35 OZ

SUMMARY

This application proposes a zoning by-law amendment to permit 116, three and a half storey stacked townhouses configured in four separate buildings at 35 and 45 Danforth Road. Vehicular access is proposed from Danforth Road and a total of 142 resident and visitor parking spaces are proposed in an underground parking garage and at grade.

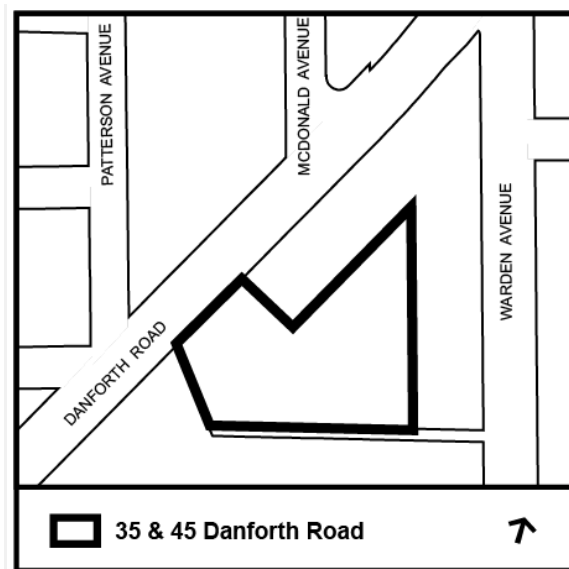
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

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 35 and 45 Danforth 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.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on December 10, 2013 to discuss the proposal and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant has applied for an amendment to the zoning by-law to permit stacked townhouses. The applicant's plan proposes the demolition of the existing restaurant/banquet facility at 35 Danforth Road and the demolition of the adjacent single-detached dwelling at 45 Danforth Road and the construction of 116, three and a half storey stacked townhouses with an additional half storey below grade, configured in four separate buildings. The total new residential gross floor area is proposed to be approximately 9,450 square metres (101,719 square feet), representing a Floor Space Index of 1.11, and the total building coverage is approximately 29%. Outdoor landscaping is provided at 5103 square metres (54,928 square feet), or 60% of the site. The applicant also advises that the tenure of the proposed development would be a private standard condominium.

Vehicular access is proposed from Danforth Road and a total of 142 resident and visitor parking spaces are provided for the proposed development. Ten visitor parking spaces are located at grade, while the remaining visitor and resident parking spaces are located in an underground parking garage. Parking is proposed at 1 resident space per unit and 0.2 visitor spaces per unit.

An existing 4.57 metre (15 foot) wide public lane runs east/west from Warden Avenue to the parking area of the existing commercial plaza (3400 Danforth Avenue) that is located immediately to the south of the proposed development. As part of the development proposal, the applicant is proposing a land dedication to the City, 0.72 metres (2.4 feet) wide, to the northern portion of the existing public lane. The southern 0.72 metres (2.4 feet) of width to achieve the desired 6 metre (20 foot) right-of-way will be conveyed to the City as the commercial properties to the south re-develop.

Refer to the Site Plan – Attachment No. 1, Stacked Townhouse Elevations – Attachment Nos. 2 and 3, and the Application Data Sheet – Attachment No. 5 for additional project information.

Site and Surrounding Area

The site is located north of Danforth Avenue, east of Patterson Avenue and west of Warden Avenue in the Oakridge community. The site is approximately 0.85 hectares (2.1 acres) in size with a flat topography and is irregular in shape. The frontage for the site is 50.6 metres (166.01 feet) on Danforth Road and is currently occupied by Ellas, a restaurant and banquet facility, associated surface parking and a single-detached dwelling fronting onto Danforth Road.

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

North: single-detached dwellings along Danforth Road, and one commercial retail property located at 63 Danforth Road;

East: single-detached dwellings fronting Warden Avenue;

South: a 4.57 metre (15 foot) wide public lane, one single-detached dwelling at 460 Warden Avenue, and commercial retail uses consisting of three individual strip plazas located along the north side of Danforth Avenue, between Danforth Road and Warden Avenue; and

West: on the west side of Danforth Road, opposite the site, are two commercial properties at 50 and 60 Danforth Road, single-detached residential along Landry and Denton Avenues, and 4 storey townhouses on the east side of Patterson Avenue.

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 as a Mixed Use Area in the Toronto Official Plan. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Development within Mixed Use Areas will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- provide for new jobs and homes;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

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 at 35 Danforth Road is currently zoned Community Commercial (CC) Zone in the Oakridge Community Zoning By-law No. 9812. The community commercial zone permits community commercial uses, day nurseries and neighbourhood commercial uses. The existing zoning for the site permits a maximum gross floor area of buildings of 33%. The 45 Danforth Road site is zoned Single-Family Residential (S) Zone in the Oakridge Community Zoning By-law No. 9812. This zone permits single-detached dwellings, correctional group homes and group homes.

The site is also part of the new City of Toronto Zoning By-law No. 569-2013 enacted by City Council on May 9, 2013. This zoning by-law zones the 35 Danforth Road site as a Commercial Residential Zone, CR 0.4 (c0.4; r0.0) SS3 (x2181). These performance standards permit only commercial uses and by exception the gross floor area of all

buildings are not to exceed 33% of the area of the lot and a maximum height of 11 metres for buildings and structures. The 45 Danforth Road site is zoned Residential Detached Zone, RD (x351). This zone permits detached dwelling units. Refer to Zoning Map – Attachment No. 4.

Site Plan Control

The proposed development is subject to Site Plan Control. A site plan control application has been submitted by the applicant and will be reviewed concurrently with the rezoning application.

Tree Preservation

The applicant has submitted an arborist report proposing the removal of 6 private trees and 1 City tree. A tree protection plan indicates that 7 trees will be protected and retained. A landscape plan has also been submitted which proposes on-site replacement tree planting of 79 trees. The arborist report, tree protection plan and landscape plans have been forwarded to Urban Forestry for review.

Reasons for the Application

The zoning by-law amendment is required to permit the change of use from a Community Commercial and Single-Family Residential zone to a Residential zone to permit the proposed 116 stacked townhouse units. Appropriate zoning standards are also required to accommodate the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- planning rationale;
- survey;
- architectural plans including site plan and building elevations;
- perspectives;
- landscape plan and details;
- site servicing and grading plan;
- functional servicing and stormwater management report;
- electrical site lighting;
- draft zoning by-law amendments;
- arborist report and tree protection plan; and
- Toronto Green Standard Checklist.

A Notification of Complete Application was issued on January 15, 2015.

Issues to be Resolved:

Massing and Density

The applicant proposes to construct 116, three and half storey, stacked townhouses in four separate buildings with a maximum height of 10.32 metres (33.85 feet), and a proposed density of 1.11 times the lot area. The appropriateness of the proposed massing and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

Infill Townhouse Guidelines

The purpose of the guidelines is to clarify the City's interest in addressing development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. Some of the goals of the Infill Townhouse Guidelines that the development should successfully address are creating a high quality living environment for all residents; maintaining an appropriate scale and pattern of development within its context; minimizing shadows, preventing blocked views and overlook onto existing residential buildings; and consolidating service areas (parking, loading and garbage) to minimize their impact on public streets and open spaces. The applicant's submitted plans have been circulated to Urban Design and the appropriate City departments for review and comment and will be reviewed against the Infill Townhouse Guidelines.

The City's Infill Townhouse Guidelines were developed to guide development with respect to grade related townhouse units. Not all of the standards in the Infill Townhouse Guidelines are appropriate for stacked townhouses. Planning staff will be reviewing the proposed development to ensure that certain development standards are appropriate for the site and its context. These standards are, but not limited to spacing distances between buildings, appropriate rear yard setbacks and setbacks from the property lines of the homes fronting on Danforth Road, the design and configuration of the below grade patios, and the relationship of the stacked townhouses to the public street along Danforth Road.

Traffic Impact

The applicant has submitted a traffic operations assessment prepared by WSP Canada Inc for the proposed 116 stacked townhouse residential condominium development. This traffic assessment has been circulated to the appropriate City divisions and agencies for review and comment.

Servicing

A functional servicing and stormwater management report prepared by Fabian Papa & Partners has been submitted in support of the development application. The engineering plans and report have been circulated to the City's Engineering and Construction Services Division for review and comment.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environmental policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

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.

Additional Issues

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

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

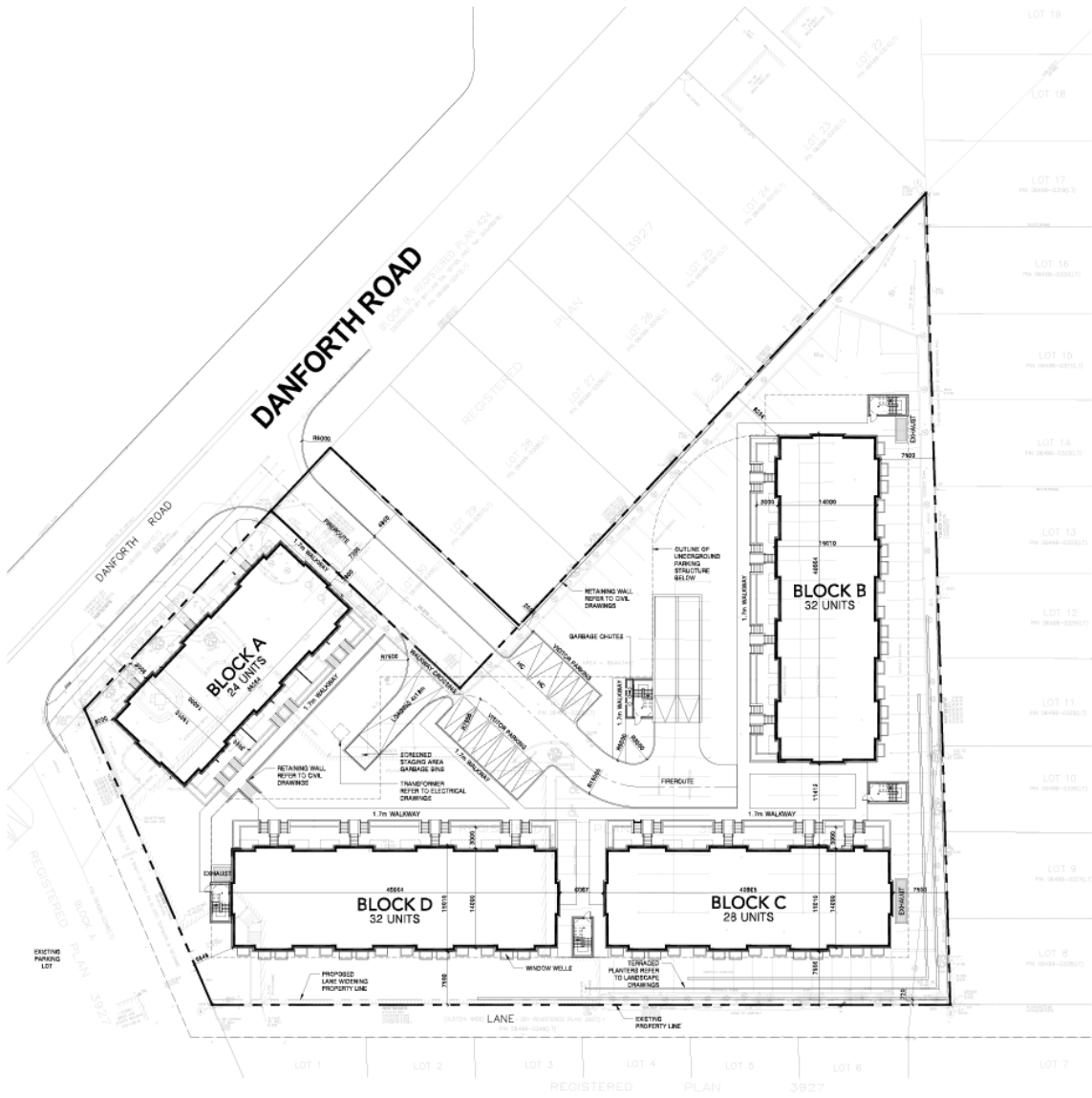
Attachment 2: Elevations – Block A

Attachment 3: Elevations – Block D

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

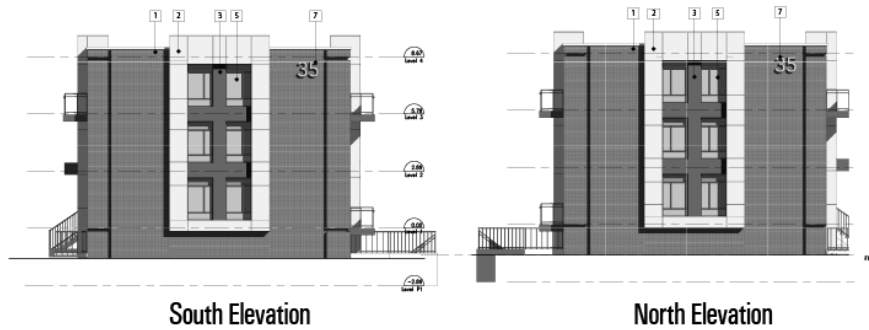
Not to Scale 

01/22/15

35 & 45 Danforth Road

File # 14 266756 ESC 35 OZ

Attachment 2: Elevations – Block A



Elevations - Block 'A'

Applicant's Submitted Drawing

Not to Scale
01/26/15

35 & 45 Danforth Road

File # 14 266756 ESC 35 0Z

Attachment 3: Elevations – Block D



West Elevation



East Elevation



South Elevation



North Elevation

Elevations - Block 'D'

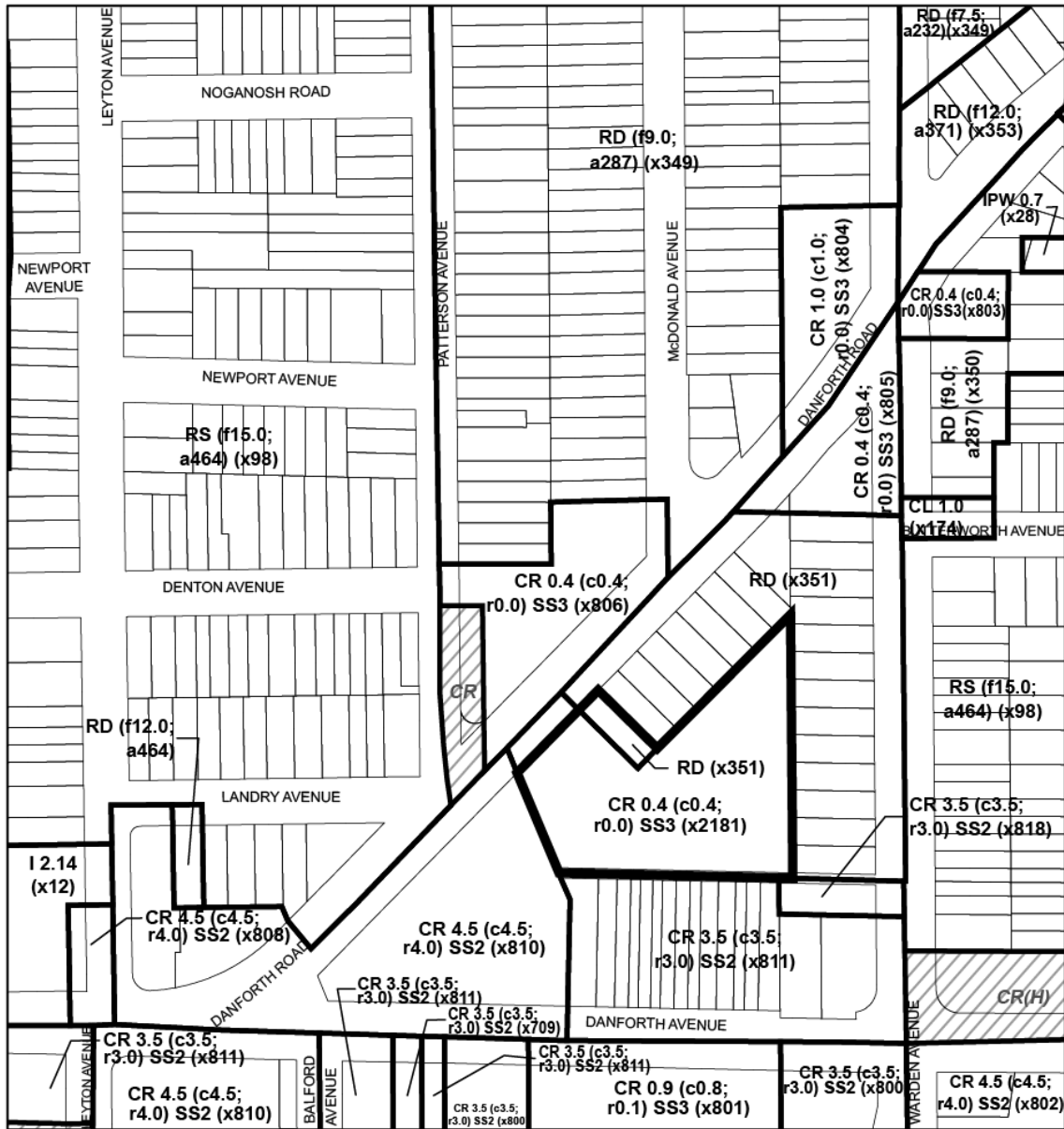
Applicant's Submitted Drawing

Not to Scale
01/26/15

35 & 45 Danforth Road

File # 14 266756 ESC 35 02


Attachment 4: Zoning



Zoning By-Law No. 569-2013

35 & 45 Danforth Road

File # 14 266756 ESC 35 0Z

- | | |
|---|--|
|  Location of Application |  See Former City of Scarborough Oakridge Community Bylaw No. 9812 |
| RD Residential Detached | CR Commercial Residential |
| RS Residential Semi-Detached | IPW Institutional Place of Worship |
| CL Commercial Local | T Two-Family Residential |
| | CR Commercial - Residential |



Not to Scale
Extracted: 01/22/2015

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	14 266756 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2014

Municipal Address: 35 and 45 DANFORTH ROAD

Location Description: PLAN 3927 BLK B **GRID E3506

Project Description: Application proposes the demolition of the existing restaurant/banquet hall and one single-family dwelling, and the construction of 116 stacked townhouses in four buildings with underground parking. The total proposed residential gross floor area is 9,450 square metres (101,714 square feet), representing a Floor Space Index of 1.11.

Applicant:	Agent:	Architect:	Owner:
KOHN PARTNERSHIP ARCHITECTS INC			ELLAS RESTAURANT

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	Community Commercial & Single-Family Residential Zone	Historical Status:	
Height Limit (m):	11 m (CC) and 9 m (S)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	8490	Height:	Storeys:	3.5	
Frontage (m):	0		Metres:	10.32	
Depth (m):	0				
Total Ground Floor Area (sq. m):	2437.46				Total
Total Residential GFA (sq. m):	9449.6		Parking Spaces:	142	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	9449.6				
Lot Coverage Ratio (%):	28.7				
Floor Space Index:	1.1				

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	116

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	9449.6	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Perry Korouyenis, Planner
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