



## STAFF REPORT ACTION REQUIRED

### 168 – 184 Clonmore Drive - Official Plan Amendment, Zoning Amendment Applications - Preliminary Report

<b>Date:</b>	March 18, 2015
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 36 – Scarborough Southwest
<b>Reference Number:</b>	15 106475 ESC 36 OZ

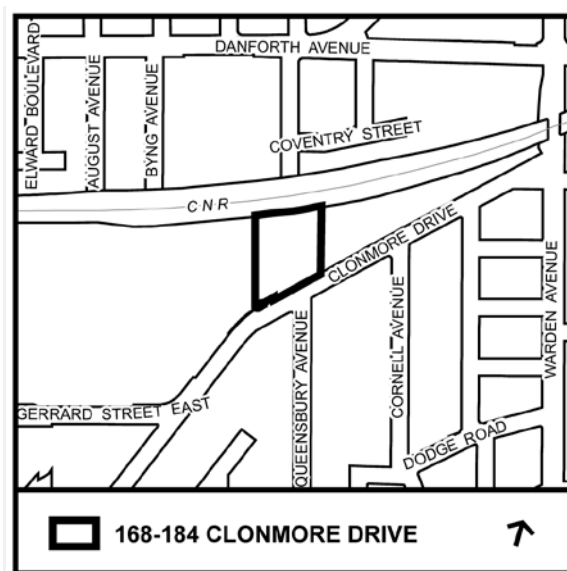
#### SUMMARY

This application proposes to amend the Official Plan and Zoning By-law to allow for the development of a total of 138 stacked townhouse units at 168 to 184 Clonmore Drive.

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 application should proceed through the normal planning review process including the scheduling of a community consultation meeting. A Final Report will be prepared and a community consultation meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

Staff has significant 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 application.



## 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 168 to 184 Clonmore 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 of the Planning Act.

### Financial Impact

The recommendations in this report have no financial impact.

## DECISION HISTORY

### Pre-Application Consultation

A pre-application consultation meeting was held with the applicant in September 2013 to discuss a stacked townhouse development scheme, however fewer lots were part of the proposal at that time. Planning staff identified significant issues, including the form of development, proposed density, transition to the existing adjacent neighbourhoods, form of access to the site, internal site layout, height and separation of proposed buildings, and setbacks.

## ISSUE BACKGROUND

### Proposal

The applicant proposes to amend the Official Plan to redesignate the lands from *Neighbourhoods* to *Apartment Neighbourhoods*, and to rezone the lands from Single Family Residential (S) to permit the development of 138 stacked townhouses. A total of 9 buildings, each containing 5-levels of residential floor space with an overall height of 14.3 metres (47 feet), are proposed. The site is proposed to have a 6.5 metre (21 foot) wide private driveway connecting to Clonmore Drive. The proposed density of the development is 1.38 times the lot area or 139 units per hectare. A total of 13,774 square metres (148,265 square feet) of gross floor area is proposed.

Two of the nine blocks are proposed along Clonmore Drive, while the remainder are arranged within the site. Five of the nine proposed building are situated along either side of the private driveway, and the remaining two blocks are located behind the blocks on the east side of the private driveway (see Attachment 1: Site Plan). Blocks H and I (units facing Clonmore Drive) and Blocks F and G (units on the east side of the private

driveway), are proposed to be single loaded or 'through' units. Units on the main floor of these buildings are proposed to include a small rear private outdoor amenity area. Blocks A, B, C, D and E are proposed to be arranged back to back and have small front outdoor patios only. Upper units in all blocks are proposed to have access to individual rooftop terraces. Three common outdoor amenity areas are proposed in the interior of the site and at the northwest corner of the property. Overall the total area allocated to soft landscaping is 2,365 square metres (25,457 square feet), or 24.4% of the total site area.

A total of 151 parking spaces are proposed to be provided in a one-level underground parking structure, of which 130 parking spaces will be allocated for residents and 16 spaces will be for visitors. Five additional visitor parking spaces are proposed at grade. Parking is proposed to be accessed by a 6.5 metre (21.3 feet) private driveway that is intended to intersect with the northern terminus of Queensbury Avenue on the south side of Clonmore Drive. Sidewalks with widths of 1.7 metres (5.6 feet) are proposed on both sides of the driveway. The entrance ramp to the parking level is located at the north end of the site abutting a Metrolinx rail corridor, as is the garbage service area.

The proposed development is illustrated in Attachment 1: Site Plan, Attachment 2: Elevations, and Attachment 3: Perspective Drawings. Specific details for the subject proposal are contained in Attachment 6: Application Data Sheet.

## **Site and Surrounding Area**

The site is approximately one hectare in size (2.46 acres), and has approximately 100 metres (330 feet) of frontage on the north side of Clonmore Drive. There is a slight grade down toward the rear of the site at its northwest corner. Seven of the nine lots included in this application are currently developed with single family dwellings. The remaining two lots at the western end of the site at 168 and 170 Clonmore Drive are vacant and heavily treed.

Surrounding land uses:

North: An active Metrolinx rail corridor, which rises several metres at a significant grade above the properties on Clonmore Drive, with single detached residential uses and Oakridge Park beyond in the Oakridge Community.

East: Single detached dwellings.

South: Single detached dwellings.

West: Lands known locally as the Birchcliff Quarry Lands. Immediately adjacent to and including the westerly portion of the site is a woodland feature. Some of these lands are zoned for high rise, high density development. Other uses along Clonmore Drive include a carwash business and a small two-storey commercial plaza.

## Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 20 – Land Use Plan. *Neighbourhoods* are described in that plan as 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 the 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 stipulate 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;
- 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; and
- preserve existing mature trees wherever possible and incorporate them into landscaping designs.

The applicant has applied to redesignate the subject lands from *Neighbourhoods* to *Apartment Neighbourhoods*. The *Apartment Neighbourhoods* designation permits apartment buildings, all land uses provided for in *Neighbourhoods*, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

The Official Plan sets out criteria in Policy 4.2.2 to evaluate development in *Apartment Neighbourhoods*, and states that: "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;

- providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

## **Zoning**

The lands are zoned Single Family Residential (S) Zone in the Birchcliff Community Zoning By-law No. 8786, as amended. Permitted uses include single family dwellings, group homes, and correctional group homes. A private home day care is considered an ancillary use.

The lands are zoned Residential Detached (RD) Zone in the City-wide Zoning By-law 569-2013, as amended. Permitted uses are limited to detached dwellings. Uses with conditions include day nursery, group home, private home daycare, secondary suite, and senior's community house.

## **Site Plan Control**

Site Plan Control is applicable for the proposed form of development, however an application has not yet been filed.

## **Tree Preservation**

A Tree Inventory, Natural Heritage Assessment and Arborist Report have been submitted. The report identifies the western portion of the site as being included in the Gerrard Prairie natural area as defined by the Toronto and Region Conservation Authority. Although it is not within the TRCA's regulated area, the TRCA does recognize the lands and the lands adjacent to the subject property as a significant natural feature. The tree inventory includes information on trees regulated by the City's Private Tree By-law both on site and within 6 metres (19.7 feet) of the subject lands. Also established through the Report is the extent and limits of the woodland feature of the Gerrard Prairie natural area, as defined by the dripline of the trees along the woodland edge.

The report identifies a total of 141 trees on and immediately adjacent to the property, 67 of which have diameters greater than 30 cm measured at 1.4 metres above grade. Of the 67 identified trees with trunk diameters greater than 30 cm, 51 are located on the property. The development proposes to remove 49 of these trees, as well as three trees located within the Clonmore Drive road right of way. Two (2) mature trees having diameters greater than 30 cm measured at 1.4 metres above grade, and which are subject to the City's Tree Protection By-law, are proposed to be preserved within the development site.

## Reasons for the Application

The Official Plan Amendment application has been filed to redesignate the lands from *Neighbourhoods* to *Apartment Neighbourhoods* to permit the stacked townhouse unit form of the development, and the Zoning By-law Amendment seeks to rezone the lands to an appropriate zone category to permit the development of the proposed stacked townhouses along with appropriate performance standards.

## COMMENTS

### Application Submission

The following reports/studies were submitted with the application:

- Natural Heritage Assessment and Arborist Report;
- Phase 1 and 2 Environmental Site Assessment;
- Planning Rationale and Urban Design Guidelines;
- Stage 1 and 2 Archaeological Assessment;
- Site Services and Stormwater Management Report;
- Railway Vibration Analysis;
- Transportation Impact Study;
- Geotechnical Report;
- Contaminated Site Assessment; and
- Noise Impact Study.

A Notification of Complete Application was issued on February 18, 2015.

### Issues to be Resolved

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

- The appropriateness of the proposed development as it relates to the Official Plan policies within *Neighbourhoods*, *Healthy Neighbourhoods*, *Built Form* and *Natural Environment* policies.
- The appropriateness of introducing an *Apartment Neighbourhoods* designation to an area of existing *Neighbourhoods*.
- The appropriateness of the proposed density of the project.
- The appropriateness of the proposed private driveway and whether or not it should be a public street, pursuant to Official Plan policy.
- The appropriateness of proposed building setbacks from the private driveway.
- The appropriateness of the proposed dwelling unit mix.

- The height of the proposed development, and in particular as it relates to the street character of Clonmore Drive, appropriate transition of built form to lower scale dwellings to the east and south, as well as issues of overlook and shadow impacts of adjacent properties to the east and consideration of the use of a 45 degree angular plane.
- The appropriateness of the overall site layout including:
  - Two townhouse blocks that are proposed to have no street or private driveway frontage.
  - The setbacks and safety of three townhouse blocks which are less than 30 metres from a railway corridor, including determination of the needs of safety wall(s) and their impact on the design of the site.
  - The adequacy of facing distances between townhouses for both the primary faces of townhouse dwellings and main wall to side wall separation distances.
  - The adequacy of proposed building setbacks from the existing homes to the east, Clonmore Drive to the south, and the existing mature trees of the Gerrard Prairie natural feature to the west.
- The proposed removal of existing mature trees and impacts to the woodland feature of the Gerrard Prairie natural area along the west portion of the site.
- The adequacy of the proposed amenity space for all dwelling units.
- The adequacy of the design of the garbage handling and storage facilities, which should be designed to meet City of Toronto requirements for municipal pick up.
- The alignment of the proposed private driveway access as it relates to Queensbury Avenue on the south side of Clonmore Road, including the determination of whether or not the anticipated traffic generated by the proposed development can be accommodated without the need for intersection improvements.
- Various site design matters including outdoor lighting, the location of bicycle parking facilities, landscaping and soil volumes, barrier free walkways, and pedestrian and vehicular access to and from the below-grade parking level.
- The application in its current form will be subject to Section 37 contributions under the *Planning Act*. Should the application be approved, Staff in consultation with the Ward Councillor, will identify and secure public benefits pursuant to Section 37 of the *Planning Act* including appropriate community services, facilities and amenities which address local priorities.



## **Infill Townhouse Guidelines**

The Infill Townhouse Guidelines are intended 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 Guidelines were developed to guide development with respect to grade related townhouse units, and 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, the design and configuration of the below grade patios, and the relationship of the townhouses to the public street along Clomore Drive.

The applicant's effort to successfully address the numerous built form issues that staff have identified, including the scale of the proposal, will require significant modifications to the proposal and an overall loss of density.

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 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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Joe Nanos, Acting Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations

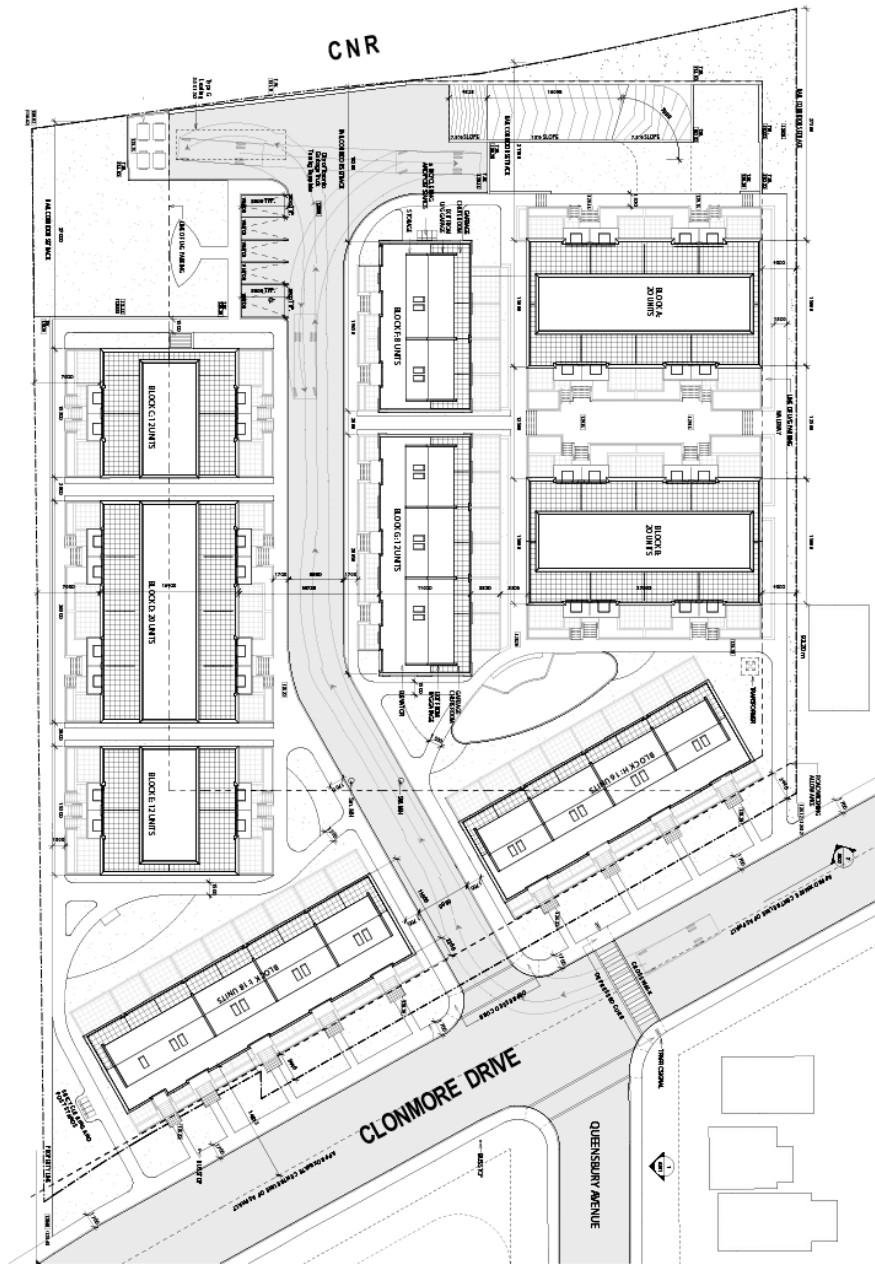
Attachment 3: Perspective Drawings

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

Not to Scale  
02/18/15



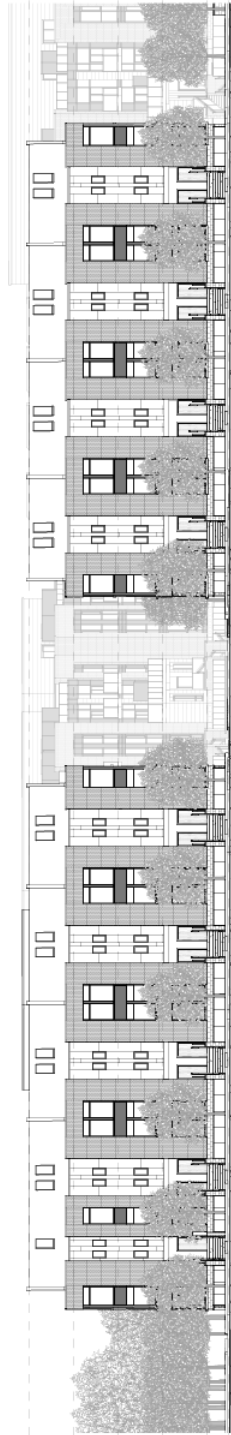
168-184 Clonmore Drive

File # 15 106475 ESC 36 02

## Attachment 2: Elevations



East



North

### Elevations

Applicant's Submitted Drawing

Not to Scale  
2/18/15

168-184 Clonmore Drive

File # 15 106475 ESC 36 0Z

### Attachment 3: Perspective Drawings



North-West



South-East

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#### Perspectives

Applicant's Submitted Drawing

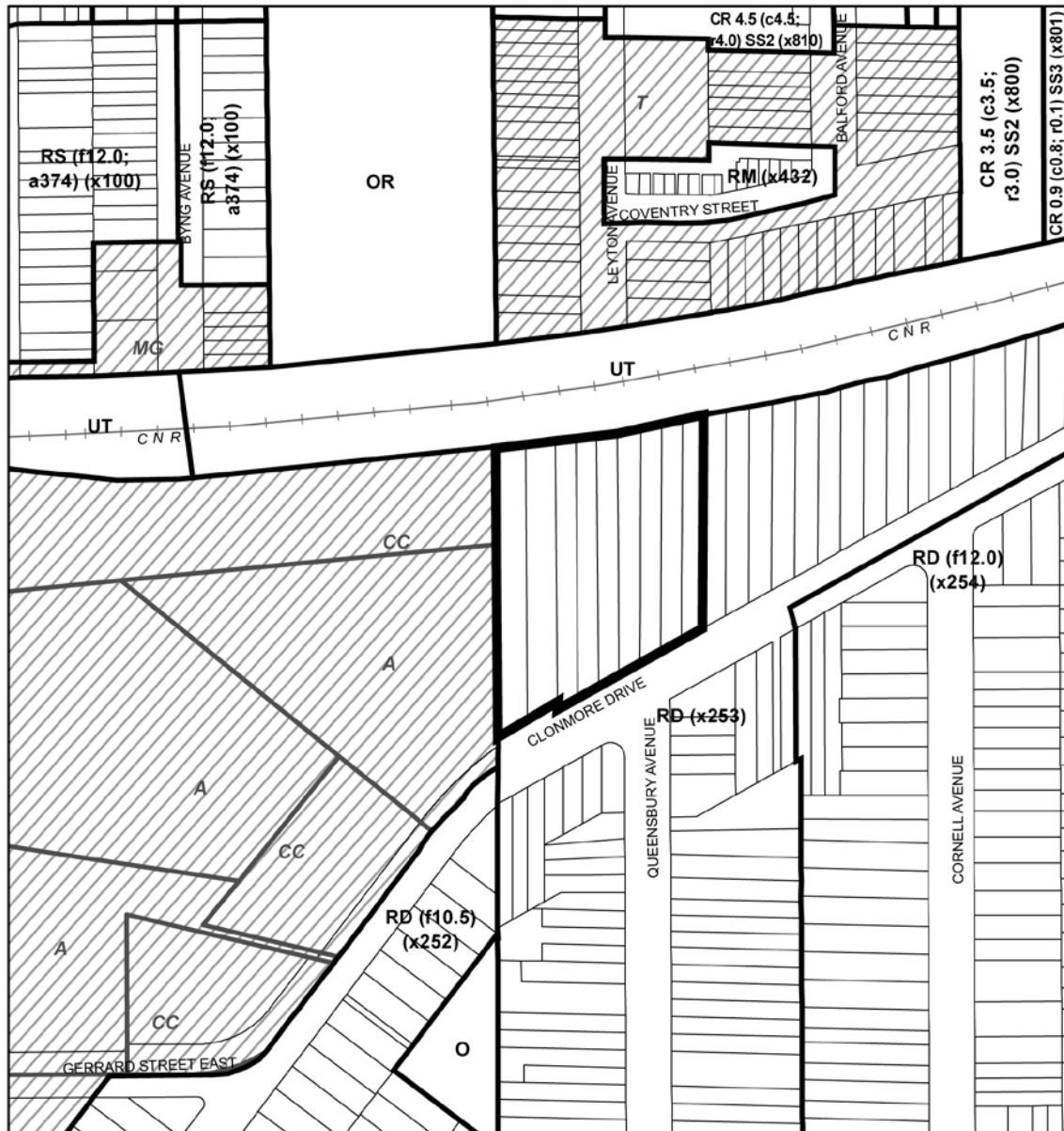
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168-184 Clonmore Drive

File # 15 106475 ESC 36 02

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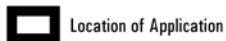
## Attachment 4: Zoning



**Zoning By-Law No. 569-2013**

**168 - 184 Clonmore Drive**

**File # 15 106475 ESC 36 02**



Location of Application

**RD** Residential Detached  
**RS** Residential Semi-Detached  
**CR** Commercial Residential  
**O** Open Space  
**OR** Open Space Recreation  
**UT** Utility and Transportation



**T** Two-Family Residential  
**MG** General Industrial Uses  
**M** Multiple-Family Residential

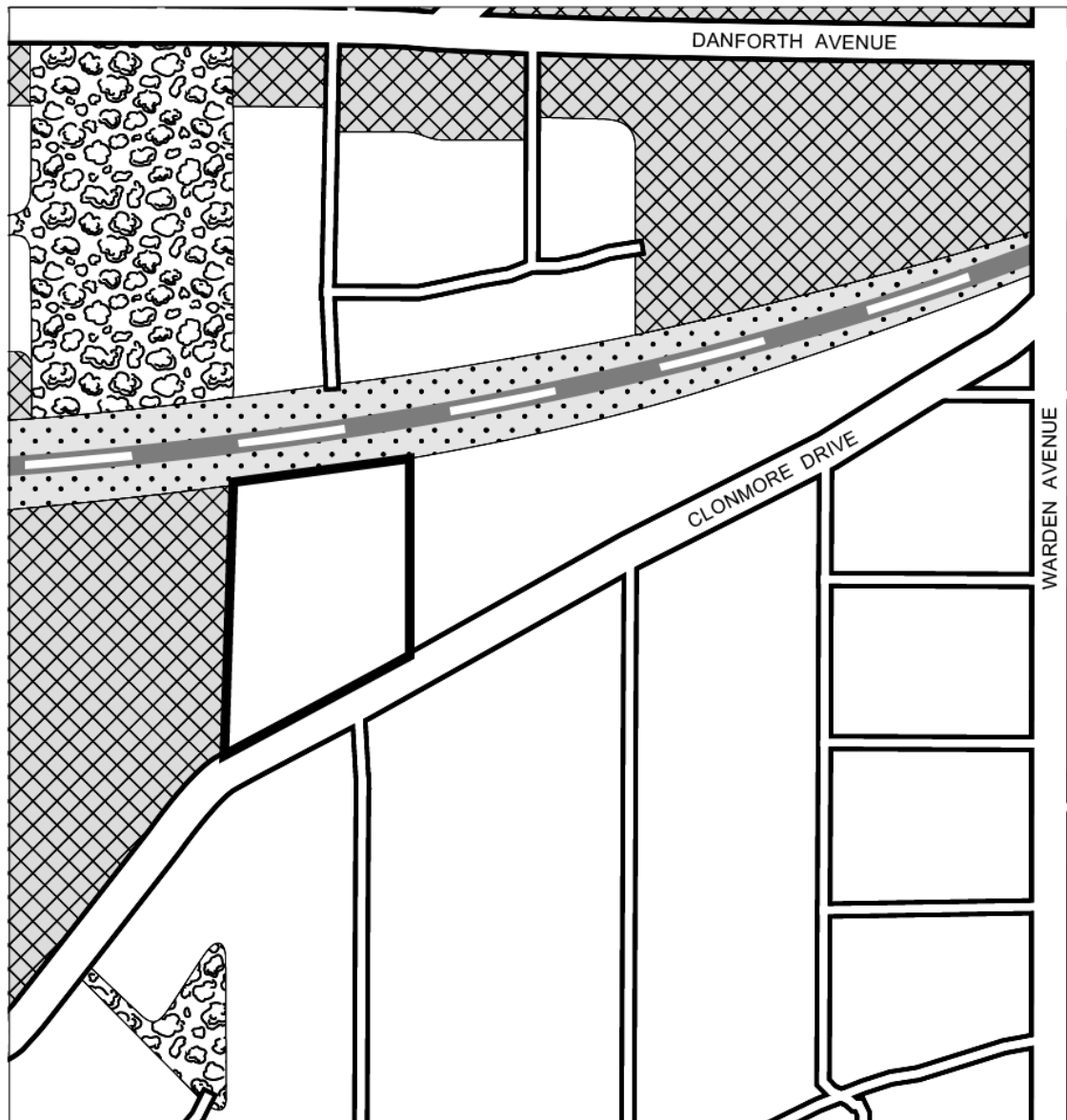
See Former City of Scarborough Birchcliff Community By-Law No. 8786

**A** Apartment Residential  
**S** Single-Family Residential  
**CC** Community Commercial



Not to Scale  
Extracted: 02/23/2015







## Attachment 5: Official Plan



**Toronto** City Planning  
Extract from Official Plan

168-184 Clonmore Drive

File # 15 106475 ESC 36 02

	Site Location		Parks & Open Space Areas
	Neighbourhoods		Parks
	Mixed Use Areas		
	Utility Corridors		

↑  
Not to Scale  
02/18/2015

## Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 106475 ESC 36 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 20, 2015
Municipal Address:	168 -184 CLONMORE DR		
Location Description:	CON A PT LOT 33, RP 3653 LOTS 1- 4, RP 3769 LOTS 1 – 3 **GRID E3601 -		
Project Description:	Proposed Official Plan Amendment and Rezoning Application to permit the development of 138 stacked townhouse units within nine (9) buildings. Two of the nine buildings are parallel to Clonmore Dr, the remainder are internal to the site. Each building is 14.3 metres in height. The total gross floor area proposed is 13,773.8 square metres. A total of 151 parking spaces are proposed, including 130 spaces for residents within an underground parking garage, and 21 visitor spaces (16 underground and 5 surface spaces). A total of 94 bicycle parking spaces are proposed for residents within the underground garage, and 10 visitor spaces are proposed on the surface level. Access to the interior of the site and the underground parking is provided via a 6.5 m wide private driveway from Clonmore Drive located opposite Queensbury Avenue. The site is 1 hectare (2.46 acres) in size and backs onto the Metrolinx/GO rail corridor.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
KFA ARCHITECTS AND PLANNERS			CLONMORE QUEENSBURY VENTURES INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	S (Birchcliff), RD (City-wide)	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	9950.6	Height:	Storeys:	4
Frontage (m):	103.1		Metres:	14.3
Depth (m):	0			
Total Ground Floor Area (sq. m):	3180.5			<b>Total</b>
Total Residential GFA (sq. m):	13773.8		Parking Spaces:	151
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	13773.8			
Lot Coverage Ratio (%):	32			
Floor Space Index:	1.38			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	10669.7	3103.8
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	52	Office GFA (sq. m):	0	0
2 Bedroom:	76	Industrial GFA (sq. m):	0	0
3 + Bedroom:	10	Institutional/Other GFA (sq. m):	0	0
Total Units:	138			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Andrea Reaney, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7023</b>