

250 Danforth Road – Zoning By-law Amendment & Draft Plan of Subdivision Applications – Preliminary Report

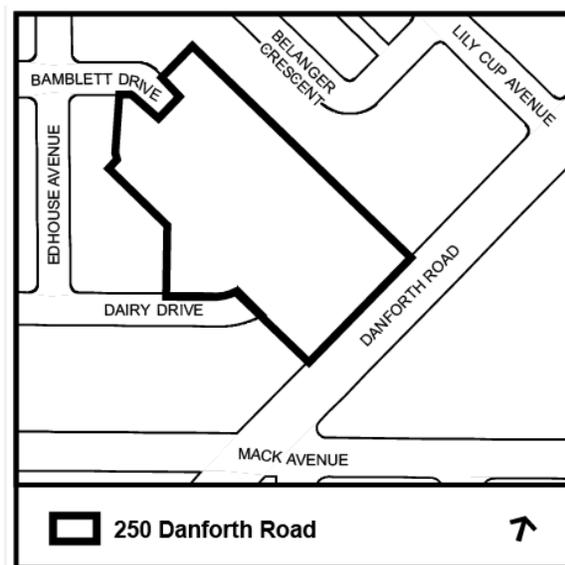
Date:	August 11, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	15 158919 ESC 35 OZ & 15 158931 ESC 35 SB

SUMMARY

The applications propose a zoning by-law amendment and a draft plan of subdivision to permit the redevelopment of the site with a 9-storey, 190 apartment unit, mixed use building with ground floor commercial uses fronting onto Danforth Road, 89 three and a half storey stacked townhouses and 18 three-storey grade-related townhouses fronting onto the extensions of Dairy and Bamblett Drives for a total gross floor area of 25 690 square metres (276,533 square feet) and an overall density of 2.27 times the net lot area at 250 Danforth Road.

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.

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 250 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.

DECISION HISTORY

City Council adopted the Warden Woods Secondary Plan, OPA No. 1145 to the Scarborough Official Plan, in October of 2005. On May 26, 2008, the Ontario Municipal Board approved a modification to the Toronto Official Plan, to add the Warden Woods Community Secondary Plan. The Secondary Plan provides a comprehensive framework to guide the co-ordinated development of a new residential and mixed use neighbourhood with adequate community facilities, excellence in urban design, and a balanced transportation system.

On October 1, 2009, City Council enacted Zoning By-law No. 951-2009 to permit the redevelopment of the site with between 45 and 51 townhouse units. The proposed townhouse units were contained within six development blocks. The block fronting onto Danforth Road was zoned to permit either 14 rear lane townhouses or up to 20 stacked townhouses. Parking for the townhouses fronting on Danforth Road was to be in the form of rear garages and was to be accessed from an extension of Dairy Drive or from a 6 metre wide lane. The remaining five development blocks were to permit 6 metre wide grade-related townhouses, which would front onto the extension of Bamblett Drive, and would consist of 31 units. The proposed public streets would be extensions of streets in Registered Plan 66M-2455 to the north and west. Each unit would have a parking space integral to the unit in a garage and a space to park an additional vehicle in the driveway leading to the garage. There was also a public walkway proposed, connecting pedestrians within the proposed subdivision to Danforth Road.

Pre-Application Consultation

The development approved in 2009 did not proceed and the property was subsequently sold. Pre-application consultation meetings were held with the applicant, on behalf of the new owner, between August 22, 2014 and February 26, 2015 to discuss the proposal and complete application submission requirements.

A pre-application community consultation meeting was held on May 28, 2015 by the applicant. Community planning staff were not notified of the meeting and thus were not in attendance. The local Councillor also did not attend this meeting.

ISSUE BACKGROUND

Proposal

The applications propose a zoning by-law amendment and a draft plan of subdivision to permit a revised redevelopment of the site with a 9-storey, 190 apartment unit, mixed use building with ground floor commercial uses fronting onto Danforth Road, 89 three and a half storey stacked townhouses and 18 three-storey grade-related townhouses fronting onto the extensions of Dairy and Bamblett Drives for a total gross floor area of 25 690 square metres (276,533 square feet) and an overall density of 2.27 times the net lot area at 250 Danforth Road.

Refer to Site Plan – Attachment No. 1, Elevations – Attachment Nos. 2 to 4, and the Application Data Sheet – Attachment No. 6 for additional project information.

Mixed-Use Building:

The total proposed residential gross floor area of the mixed-use building is 13 676 square metres (147,212 square feet). The building is proposed to be L-shaped and 9-storeys in height (29.9 metres, 34.9 metres with the mechanical penthouse.) The building will step back at the fourth and eighth levels along the north face of the building.

The mixed-use building proposes to contain a total of 190 apartment units, consisting of 8 studio units, 108 one-bedroom units, and 74 two-bedroom units. Every dwelling unit will have either a balcony or a terrace. A total of 382 square metres (4,112 square feet) of indoor amenity space is proposed in the form of a party room, a gym and a theatre on the ground floor of building. These spaces will be connected to 380 square metres (4,090 square feet) of outdoor amenity space located on the west side of the building.

Nine retail commercial units are proposed on the ground floor of the building along the Danforth Road frontage, for a total non-residential gross floor area of 534 square metres (5,748 square feet). A 9 metre (30 foot) wide walkway is also proposed to the south of the mixed-use building, which will provide a pedestrian connection between the Dairy and Bamblett Drive extensions and Danforth Road.

Vehicular access to the mixed use building is proposed from the extension of Dairy and Bamblett Drives. These roads will provide access to the pick-up and drop-off area located at the rear of the building, as well as to the internal Type G loading space to service the building including garbage pick-up from the internal garbage room, and to the vehicular ramp leading to 3.5 levels of underground parking. A total of 198 underground parking spaces are proposed consisting of 8 retail, 38 visitor and 152 residential parking spaces. Long-term bicycle parking (130 spaces) are proposed internal to the building on the ground floor as well as on the 3.5 levels of underground parking, which includes

spaces for the residents, visitors and for the retail units. Seventeen short-term bicycle spaces are located at grade.

Stacked Townhouses:

The 89 stacked townhouse units proposed along the south-west portion of the site are arranged in a back-to-back formation. The entrances to the units are directly adjacent to the public street and/or the pedestrian walkway located around the perimeter of the blocks. Two stacked townhouse blocks are proposed, one block consisting of 45 dwelling units and the other with 44 dwelling units.

The proposed stacked townhouse units will be 3.5 storeys, 10.3 metres (33.8 feet) in height. The average unit size is proposed at 91.6 square metres (986 square feet) with and the average unit width is 5.7 metres (18.7 feet). Units will range between one to four bedrooms in total. Each dwelling unit is also proposed to have either a balcony or terrace. A landscaped amenity area, including a play area and a pedestrian walkway is also proposed to be located at the rear of the two stacked townhouse blocks.

Parking for the stacked townhouses will be located on one level of underground parking, accessed from a vehicular ramp located at the westerly limit of the site. This vehicular ramp will also provide access to the stacked townhouses Type G loading space and waste collection area. A total of 116 parking spaces are proposed.

Townhouses:

Eighteen grade-related townhouse units are proposed in two blocks along the northerly portion of the site. The townhouses are proposed to be 3 storeys, 9.3 metres (30.5 feet) in height and 6 metres (20 feet) in width. All townhouse units will have 3 bedrooms. Two parking spaces are proposed for each townhouse unit, one in the garage and one in the driveway leading up to the garage.

Site and Surrounding Area

The subject property is irregular in shape and is approximately 1.37 hectares (3.4 acres) in size with a frontage of approximately 78 metres (256 feet) and a depth of approximately 153 metres (502 feet). The site is located on the west side of Danforth Road, approximately 80 metres north of the Danforth Road/Mack Avenue intersection. The property is a remnant industrial parcel within the new residential community of Warden Woods.

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

North: Existing residential consisting of a variety of housing forms which include grade-related townhouses, rear lane townhouses and semi-detached dwelling units. An 8-storey, 128 dwelling unit, senior's apartment building with main floor commercial and second floor offices fronting onto Danforth Road has been zoning approved on this property, however has yet to be constructed;

- East: Existing industrial and commercial uses;
- South: Existing residential with five unbuilt townhouses fronting onto Danforth Road having received zoning approval in July of 2013 at 240 Danforth Road; and
- West: Residential subdivision, constructed in 2008 to 2010, on lands which were formerly part of the Centennial College campus, consisting of grade-related townhouses, semi-detached dwelling units and stacked townhouses.

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 frontage of the site is designated as *Mixed Use Areas* in the City of 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, open spaces and utilities.

Development within *Mixed Use Areas* will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces 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; and

- 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.

Mixed Use Areas are intended to create and provide an attractive, comfortable and safe pedestrian environment. They are to have access to schools, parks, community centres, libraries, and childcare, and take advantage of nearby transit services. They are to 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.

The interior of the site is designated as *Neighbourhoods* in the City's 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. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

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 “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.

The site is also located within the Warden Woods Community Secondary Plan which establishes a framework to guide the coordinated development of new mixed use and residential neighbourhoods with all the ingredients for success including adequate community facilities, excellence in urban design, and a balanced transportation system. The intent of the Secondary Plan is to support private and public investment in the creation of a new community, integrated with the surrounding residential communities and ravine system, and to establish compatible interfaces with residual and abutting employment areas.

Staff will be reviewing the proposal for compliance with the Official Plan and the Warden Woods Community Secondary Plan.

Zoning

The subject property is zoned Townhouse (TH) Residential, Semi-Detached (SD) Residential and Apartment (A) Residential Zones in the Warden Woods Community Zoning By-law No. 950-2005, as amended. These zones permit a variety of residential dwelling unit types including townhouses, semi-detached dwelling units and apartment buildings. A small portion of the site is also zoned Park (P) Zone, which permits parks and a storm water management facility as a supplementary regulation. Refer to Zoning Map – Attachment No. 5.

Site Plan Control

The property is subject to site plan control. A site plan application has been submitted by the applicant and will be reviewed concurrently with the zoning by-law amendment and draft plan of subdivision applications.

Tree Preservation

The applicant has submitted an arborist report/tree inventory and protection plan proposing the removal of 1 private tree and 1 City tree. The tree protection plan indicates that 2 trees will be protected and 3 trees will be transplanted. A landscape plan has also been submitted which proposes the planting of 114 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 proposed changes in the dwelling unit types from semi-detached dwelling units, grade-related townhouses, and rear lane townhouses to grade-related townhouses, stacked townhouses and a mixed use mid-rise building along Danforth Road. Appropriate zoning standards are also required to accommodate the proposed development, and attention given to the Park (P) zoning currently on a portion of the proposed apartment block. The draft plan of subdivision application is required to create the residential development blocks, the public roads and the public walkway.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- planning rationale;
- survey;
- draft plan of subdivision;
- architectural plans including site plan and building elevations;
- perspectives;
- sun/shadow study;
- landscape plan and details;
- site servicing and grading plans;
- functional servicing and stormwater management report;
- transportation study;
- geotechnical investigation;
- phase 2 environmental site assessment;
- noise impact study;
- archaeological assessment;
- arborist report/tree inventory and protection plan;
- draft zoning by-law amendment; and
- Toronto Green Standard Checklist.

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

Issues to be Resolved:

Avenues and Mid-Rise Building Guidelines

In 2010, Council adopted the Avenues and Mid-Rise Buildings Study. The study includes guidelines which are intended to encourage the construction of better designed mid-rise buildings on the City's Avenues where growth is expected and desirable.

These Guidelines apply to mid-rise developments which are proposed to be constructed on the Avenues. This site is not located on an Avenue on Map 2 of the Official Plan. The staff report on the Mid-Rise Buildings Study noted that although it was to provide performance standards and recommendations for mid-rise buildings on the Avenues, they may also be appropriate and useful to guide the review of proposals for mid-rise type buildings in *Mixed Use Areas* not on Avenues. The subject site is designated *Mixed Use Areas*. Although the guidelines do not apply to this site, the proposal will be reviewed against the guidelines of the Avenues and Mid-Rise Buildings Study.

Height, Massing and Density

The applicant proposes to construct a 9-storey mixed use apartment building with a height of 29.9 metres (98 feet), and a proposed density of 4.10 times the lot area. The

appropriateness of the proposed height, massing and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties.

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 City's Infill Townhouse Guidelines were developed to guide development with respect to grade-related townhouse units. Planning staff will be reviewing the proposed grade-related and stacked townhouses to ensure that the development standards to be applied are appropriate for the site and its context.

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 City's Infill Townhouse Guidelines.

Danforth Road Frontage

Under the Warden Woods Community Secondary Plan, buildings will frame the edges of streets and parks, promote community identity at prominent locations, and support a pedestrian friendly environment. The built form along the Danforth Road frontage requires evaluation within the Warden Woods Community Urban Design Guidelines and Conceptual Master Plan. These guidelines encourage mid-rise buildings from four to eight storeys to locate along the Warden Avenue and Danforth Road frontages.

Landscaping

Opportunities to increase the soil depth above the underground garage, and increase the quality and quantity of the proposed plantings will be explored. The applicant's plans have been circulated to Urban Design and Urban Forestry for review and comment.

Traffic Impact

The applicant has submitted a transportation study prepared by NexTrans Engineering for the proposed 297 residential unit development. This study has been circulated to the appropriate City divisions and agencies for review and comment.

Servicing

A functional servicing and stormwater management report prepared by Valdor Engineering Inc. has been submitted in support of the development application. The report has been circulated to the City's Engineering and Construction Services Division for review and comment.

Parkland and Section 37 of the Planning Act

The Warden Woods Community Secondary Plan provides for an alternative parkland rate of 0.4 hectares per 300 dwelling units, or 5% of the land area, whichever is greater. The alternative rate may be taken as a cash payment in lieu of a land dedication. Alternative Parkland Rate By-law No. 952-2005 also provides for the application of the alternative parkland rate of 0.4 hectares per 300 dwelling units in this location.

The Warden Woods Community Secondary Plan also outlines policies with respect to Section 37. Section 37 will apply to increases in height and density as set out in the zoning by-law. Agreements pursuant to Section 37 of the Planning Act may be used to secure facilities and matters relating to community benefits. Section 37 community benefits will be selected on the basis of local community needs, the nature of the development application, any implementing guidelines or plans adopted by Council and the strategic objectives and policies of the Warden Woods Community Secondary Plan. Opportunities to provide community benefits in exchange for the proposed increases in height and density will be further explored with the applicant in consultation with the Ward Councillor.

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 supports 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

Lorna Day, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Mixed Use Apartment Building Elevations

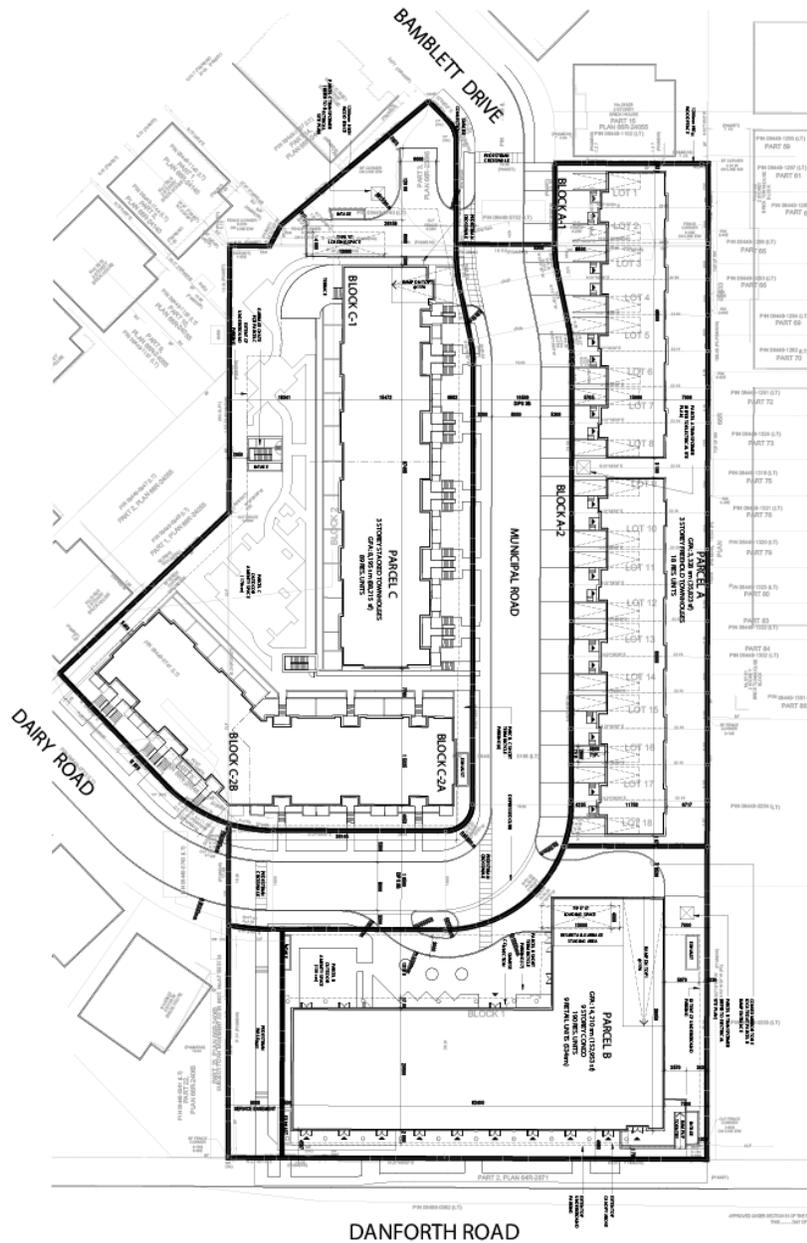
Attachment 3: Stacked Townhouse Elevation (Parcel C)

Attachment 4: Townhouse Elevations (Parcel A)

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



Site Plan

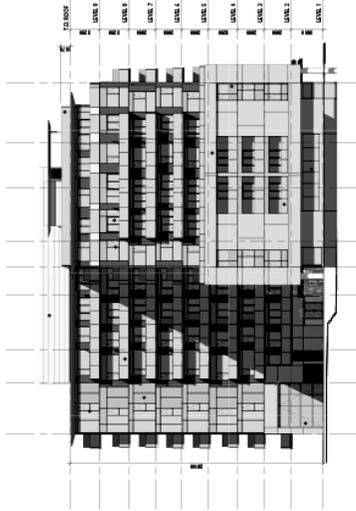
250 Danforth Road

Applicant's Submitted Drawing

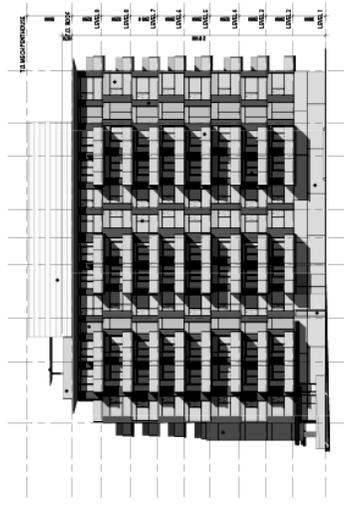
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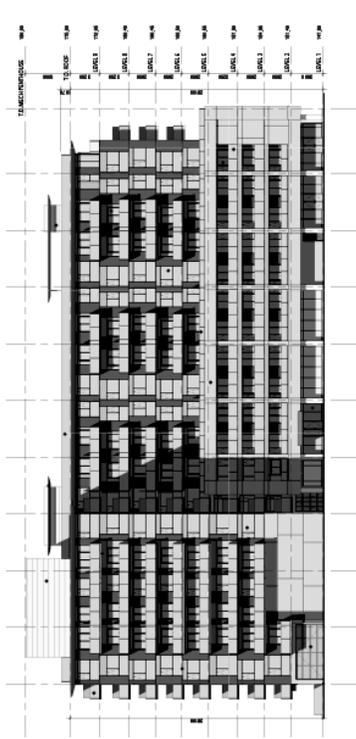
Attachment 2: Mixed Use Apartment Building Elevations



Parcel B South



Parcel B North



Parcel B West



Parcel B East

250 Danforth Road

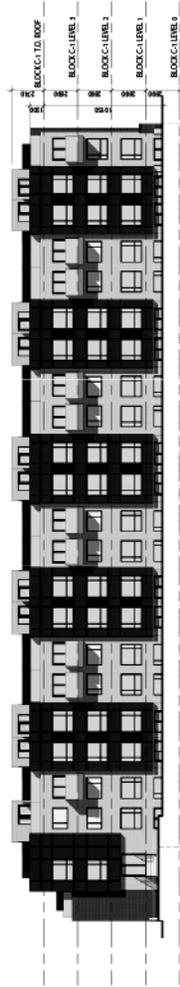
Elevations Parcel B

Applicant's Submitted Drawing

Not to Scale
7/30/15

File # 15 158919 ESC 35 0Z, 15 158931 ESC 35 SB

Attachment 3: Stacked Townhouse Elevations (Parcel C)



Parcel C West (Block C-1)



Parcel C South (Block C-1)



Parcel C East (Block C-1)



Parcel C North (Block C-1)

Elevations Parcel C

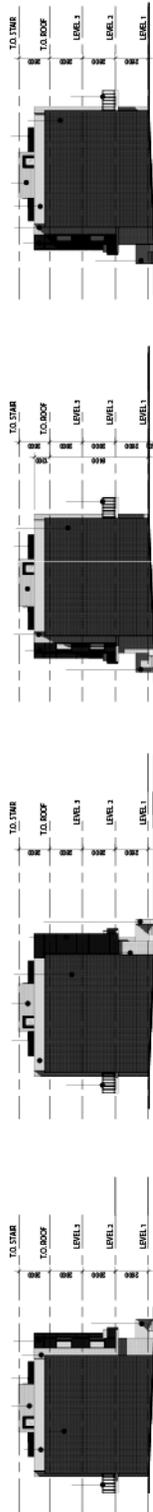
Applicant's Submitted Drawing

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250 Danforth Road

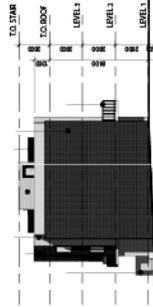
File # 15 158919 ESC 35 0Z, 15 158931 ESC 35 SB

Attachment 4: Townhouse Elevations (Parcel A)



Parcel A West (Block A-2)

Parcel A West (Block A-1)



Parcel A East (Block A-2)

Parcel A East (Block A-1)



Parcel A South (Block A-1 and A-2)



Parcel A North (Block A-1 and A-2)

Elevations Parcel A

Applicant's Submitted Drawing

Not to Scale
7/30/15

250 Danforth Road

File # 15 158919 ESC 35 0Z, 15 158931 ESC 35 SB

Attachment 5: Zoning



250 Danforth Road

Zoning By-Law No. 569-2013

File # 15 158919 ESC 35 OZ, 15 158931 ESC 35 SB

Location of Application

See Former City of Scarborough Employment District Bylaw No. 24982 (Oakridge)
See Former City of Scarborough Oakridge Community Bylaw No. 9812
See Former City of Scarborough Warden Woods Community Bylaw No. 950-2005

RD Residential Detached
RA Residential Apartment
E Employment Industrial
ON Open Space Natural

SD Semi-Detached Residential
TH Townhouse Residential
A Apartment Residential
P Park

CR Commercial - Residential
HC Highway Commercial
M Industrial Zone
MC Industrial Commercial Zone

Not to Scale
Extracted: 07/22/2015

Attachment 6: Application Data Sheet

Application Type	Rezoning & Subdivision	Application Numbers:	15 158919 ESC 35 OZ
Application Date:	May 19, 2015		15 158931 ESC 35 SB

Municipal Address: 250 DANFORTH ROAD
 Location Description: CON B PT LOT 32 **GRID E3507
 Project Description:

Proposed 9-storey, 190 apartment unit, mixed use building fronting onto Danforth Road, 89 three and a half storey stacked townhouses and 18 three-storey grade-related townhouses fronting onto the extensions of Dairy and Bamblett Drives for a total gross floor area of 25 690 square metres (276,533 square feet) and an overall density of 2.27 times the net lot area.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS	YYZed Project Management	KOHN ARCHITECTS	TIME DEVELOPMENT 250 DANFORTH INC.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas & Neighbourhoods	Site Specific Provision:
Zoning:	Apartment, Townhouse, Semi-Detached, Park	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	13769	Height:	Storeys:	9, 3.5, 3.0
Frontage (m):	78		Metres:	29.8, 10.3, 9.3
Depth (m):	153			
Total Ground Floor Area (sq. m):	4680			Total
Total Residential GFA (sq. m):	25199		Parking Spaces:	350
Total Non-Residential GFA (sq. m):	534		Loading Docks	0
Total GFA (sq. m):	25733			
Lot Coverage Ratio (%):	34			
Floor Space Index:	1.8			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo & Freehold		
Rooms:	Residential GFA (sq. m):	25199	0
Bachelor:	8	Retail GFA (sq. m): 534	0
1 Bedroom:	113	Office GFA (sq. m): 0	0
2 Bedroom:	114	Industrial GFA (sq. m): 0	0
3 + Bedroom:	62	Institutional/Other GFA (sq. m): 0	0
Total Units:	297		

CONTACT:	PLANNER NAME:	Perry Korouyenis, Planner
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