



## STAFF REPORT ACTION REQUIRED

### 2535 Gerrard Street East - Official Plan Amendment, Zoning Amendment Application - Preliminary Report

<b>Date:</b>	September 18, 2015
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 36 – Scarborough Southwest
<b>Reference Number:</b>	15 197246 ESC 36 OZ

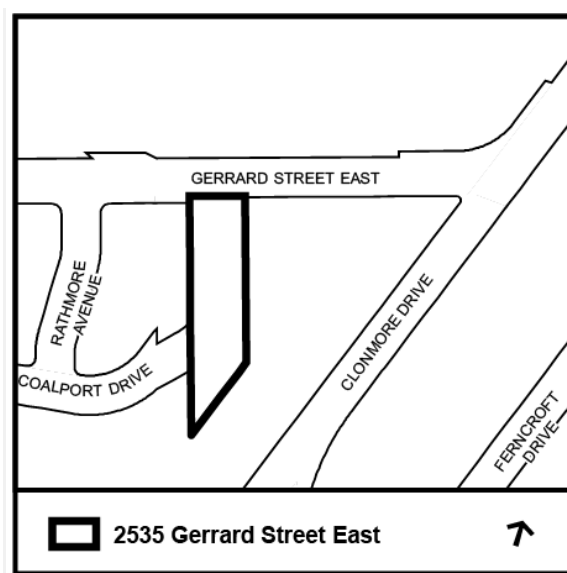
#### SUMMARY

This application proposes the development of 39 "stacked" townhouse dwelling units within 3 separate buildings at 2535 Gerrard Street East.

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

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 public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

Staff has concerns with the proposed intensity and form of the proposed development as outlined in the report.



## **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 2535 Gerrard Street East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

The lands immediately west of the subject site were rezoned in 1997 to both Single-Family Residential (S) and Street Townhouse Residential (ST) and brought into in the Birchcliff Community Zoning by-law from the Employment Districts Zoning By-law. The Street Townhouse Residential (ST) Zone was introduced to the Birchcliff Community Zoning By-law through this amendment. The effect of the amendment was to permit four street townhouse dwellings along Gerrard Street East and four residential lots with access from a proposed extension of Coalport Drive.

A Development Agreement was entered into in September 1997 to develop and extend Coalport Drive (as a 20 metre public road allowance) to accommodate the new four residential lots. Coalport Drive currently terminates with a 0.3 metre reserve along its eastern edge. Consideration of the rezoning application recognized the importance of not precluding the opportunity for future residential development of the industrial properties to the east, and provided a possible development scenario illustration based on a further extension of Coalport Drive. The report recognized that the scenario may be modified by future proposals, and was intended to demonstrate the possibility of future development opportunities.

## **Pre-Application Consultation**

Several pre-application consultation meetings were held with the applicant. The most recent of these meetings was held in February 2015 to discuss complete application submission requirements and also involved discussion of concerns that staff have with the proposal. Concerns include the proposed form of certain blocks and intensity of development within the existing neighbourhood context, building setbacks, vehicular access from Gerrard Street East and consideration of access from Coalport Drive, and the

impact on the redevelopment potential of the existing industrial buildings to the east of the subject site. Other operational issues include garbage pick-up along Gerrard Street East, how on-site loading might occur, and how to make the underground garage more accessible for residents.

## **ISSUE BACKGROUND**

### **Proposal**

The proposed development is comprised of 39 "stacked" townhouse dwelling units within 3 buildings. The entire development is situated on top of a single level parking structure which proposes a total of 53 vehicular parking spaces (45 for residents and 8 for visitors) along with a garbage collection room, bicycle parking spaces, and various storage rooms. A total of 80 bicycle parking spaces are proposed including 16 spaces at grade level, and the remainder within the underground parking structure.

The proposed buildings are arranged in an east-west configuration parallel to Gerrard Street East. The first building, Block A, also contains the proposed driveway for access to the underground parking structure from Gerrard Street East. The second and third buildings (Block B and C) are aligned to coincide with the alignment of the existing detached dwellings which front onto the adjacent public street, Coalport Drive. The areas between buildings are courtyards which are intended to provide circulation and common amenity areas. Separation distances between buildings are outlined in Table 1 – Proposed Development. Refer also to Attachment 1: Site Plan.

The continuation of Coalport Drive is not proposed, instead a private driveway to provide a loading space and turnaround for trucks is proposed in a portion of the courtyard area between Blocks B and C, refer to Attachment 1: Site Plan.

The development proposes a total gross floor area of 4,596 square metres, and proposes 20 two-bedroom units and 19 three-bedroom units, with an overall Floor Space Index (FSI) of 1.39. Each of the buildings contains 2-level units stacked upon one another in varying configurations, some of which also include rooftop decks (with mechanical penthouses) in addition to two levels of living space. The details of the proposed development are outlined in Table 1. Refer also to Attachment 7: Application Data Sheet.

**Table 1 – Proposed Development** (refer to Attachment 1: Site Plan)

<b>Block</b>	<b>Total Gross Floor Area</b>	<b>Number of Units</b>	<b>Levels of Residential Space and Height</b>	<b>Building Setbacks</b>	<b>Facing Distances between buildings</b>
<b>A</b>	1,765 m <sup>2</sup>	15 units (8 two-bedroom, 7 three-bedroom)	4 levels + rooftop decks for 8 units (14.92 m)	<u>Front</u> (Gerrard St. E): 5 m  <u>Sides</u> : East: 3 m West: 1.5 m	Block A to B: approx 13 m to 14 m
<b>B</b>	1,804 m <sup>2</sup>	16 units (12 two-bedroom, 4 three-bedroom)	4 levels + rooftop decks for 8 units (14.92 m)	<u>Sides</u> : East: 1.5 m West: 2.9 m	See A and C above and below
<b>C</b>	1,147 m <sup>2</sup>	8 (three bedroom)	3 levels (9.6 m)	<u>Sides</u> : East and West: 1.5 m  <u>Rear</u> (backing onto homes on Clonmore Dr.): 7.5 m	Block B to C: approx 8 m to 35 m

Units for Blocks A and B are arranged in a stacked and back-to-back configuration. At grade entrances are proposed for the units which comprise the first two levels of living space. A common corridor on the third level provides entrances to the dwelling units which comprise the third and fourth levels of living space, several of which also have direct access to rooftop decks (with mechanical penthouses) from their units.

Units within Block C have at grade entrances and have two units stacked upon one another, such that all units have two-levels arranged either between level 1 and 2, or level 2 and 3.

## Site and Surrounding Area

The subject lands have 30.48 metres of frontage on Gerrard Street East, and lot depths of 130.8 metres on the west side, and 91.1 metres on the east side, with an overall lot area of 0.34 hectares. The land are currently occupied by a concrete block building being used as a sales centre for the proposed development, and associated surface parking. The site

is flat, and contains several trees along the periphery, particularly along the south property line. One street tree is located along Gerrard Street East at the west edge of the property.

North: Lands known locally as the Birchcliff Quarry Lands, some of these lands are zoned for high rise, high density development, and the remainder include lands upon which residential, retail and parks uses are proposed. These lands are bordered to the north by the Metrolinx Lakeshore East rail corridor.

East: Warehouse buildings containing industrial uses.

South: Single detached residential dwellings primarily one and two-storeys in height.

West: 4 unit three-storey freehold townhouses fronting onto Gerrard Street East, and single detached dwellings generally 2-storeys in height.

## **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 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.

Some of the relevant Official Plan provisions include:

Policy 9 of Section 4.1(*Neighbourhoods*). This policy provides policies for infill development for properties that vary from the local pattern in terms of lot size, configuration and/or orientation and requires that development will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- 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;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and,
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Healthy Neighbourhoods policies of the Official Plan, contained in Section 2.3.1. These policies state 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. These policies relate to the form of the new development, and recognize 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.

## **Zoning**

The subject lands are zoned Industrial Zone (M) in the Employment Districts Zoning By-law (Oakridge Employment District) No. 24982, as amended. Permitted uses within this zone include Industrial Uses, Offices (excluding medical and dental offices), Places of Worship, Recreational Uses, Educational and Training Facility Uses and Day Nurseries. The by-law also requires that all uses be conducted within a wholly enclosed building.

The lands are not subject to the City-wide Zoning By-law No. 569-2013, as amended.

## **Site Plan Control**

A Site Plan Control application (File No. 15 197250 ESC 36 SA) has been submitted and is being reviewed concurrently with the Official Plan Amendment and Rezoning application.

## **Tree Preservation**

An Arborist Report and Tree Preservation Plan has been submitted in support of the applications. The report provides an inventory of 14 trees which exist either on the subject site or within 6 metres of the subject site.

The proposed development will require the removal of 5 privately owned trees. The remaining 9 trees will be protected. The report notes, however, that of the protected trees all are in fair to poor health due to the impact of the 2013 ice storm and recommends that they be considered for removal as they pose a risk to future occupants of the proposed residential units.

## **Reasons for the Application**

The purpose of the applications is to permit the form and intensity of development in the Official Plan, as the stacked unit form of development does not currently exist within the existing *Neighbourhoods* context. The Zoning By-law amendment application is required to permit the use on the lands at 2535 Gerrard Street East and to establish appropriate performance standards for the proposed development.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Justification Report;
- Traffic Operations Assessment;
- Energy Model Report;
- Bird Design Guidelines Report;
- Accessibility Report;
- Arborist Report;
- Functional Servicing and Stormwater Management Report;
- Phase 1 and Phase 2 Environmental Site Assessment Reports; and,
- Soil Sample Analysis.

A Notification of Complete Application was issued on August 25, 2015.

### **Issues to be Resolved**

Planning staff have concerns regarding the intensity and form of development as well as the appropriateness of the overall site layout as submitted. Some of the issues of concern include, but are not limited to, the following:

- The appropriateness of the proposed development as it relates to the Official Plan policies within *Neighbourhoods*, *Healthy Neighbourhoods*, and *Built Form* sections.
- The implication of the proposed development as it relates to the potential for the future redevelopment of the industrial lands to the east.
- The appropriateness of proposed building form and setbacks from adjacent detached residential dwellings.
- The height and form of the proposed development, particularly as it relates to the neighbouring lower scale dwellings on Coalport Drive to the west and Clonmore Drive to the south and south-east.
- The design as it relates to the provision of appropriate transition of built form to neighbouring lower scale dwellings, including mitigating overlook on adjacent dwellings and consideration to the use of a 45 degree angular plane.
- The appropriateness of the overall site layout including:
  - units facing the courtyards that will not have either public street or (limited) private driveway frontage;
  - the width of the pedestrian access routes from the public streets and adequacy of the proposed common outdoor amenity space;
  - the adequacy of facing distances between buildings;
  - the appropriateness of the proposed driveway from Coalport Drive which includes a loading space and truck turn-around within the courtyard area between Blocks B and C in close proximity to unit entrances;
  - the terminus of Coalport Drive including consideration to whether the private driveway should be a public street continuation of Coalport Drive, to provide public street access for the possible redevelopment of the lands to the east;
  - outdoor lighting, the location of bicycle parking facilities, landscaping and soil volumes, barrier free walkways, and barrier free accessibility of the underground parking garage for residents;
  - the appropriateness of the proposed driveway access point from Gerrard Street East, both in terms of design and function, and its alignment as it relates to the signalized private driveway intersection for the future development of the lands on the north side of Gerrard Street East; and,
  - 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.
- Clarification of details on all submitted plans, including surfacing materials, location of services, soil depth among other matters.

## **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 are developing new guidelines for stacked townhouses.

Planning staff will be reviewing the proposed development to ensure that development standards appropriate for the site and its context are applied. These standards include, but not limited to, spacing distances between buildings, appropriate rear yard setbacks, and the relationship of the townhouses to the public street along both Gerrard Street East and Coalport Drive.

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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Lorna Day, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Elevations - Blocks A & B (north and south)

Attachment 3: Elevations - Block C (north and south)

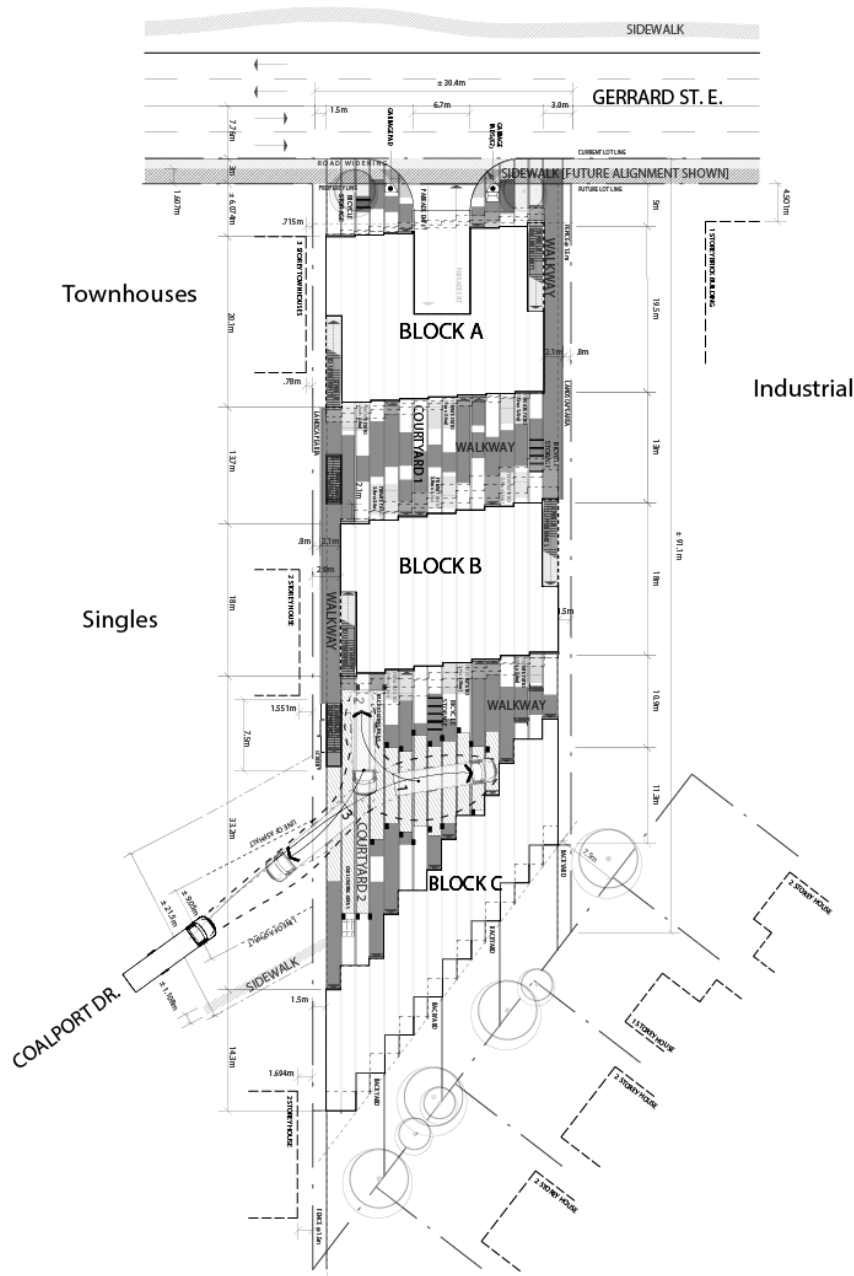
Attachment 4: Perspective – Massing Diagram

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

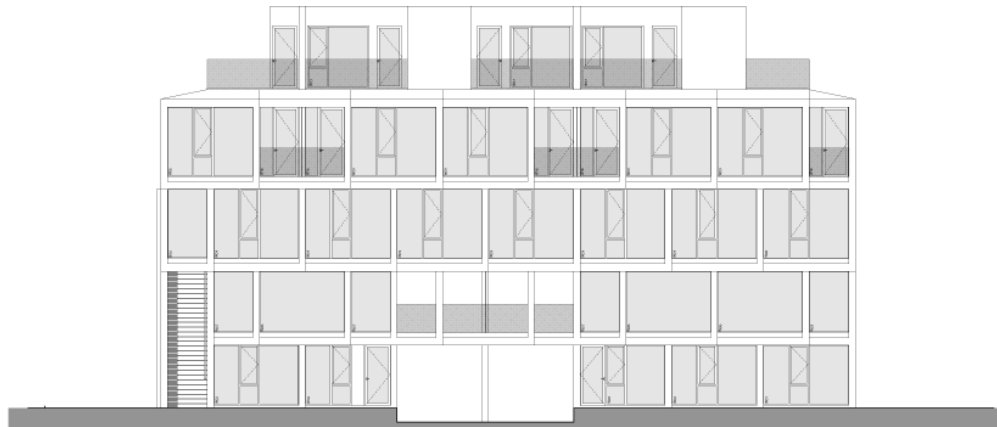
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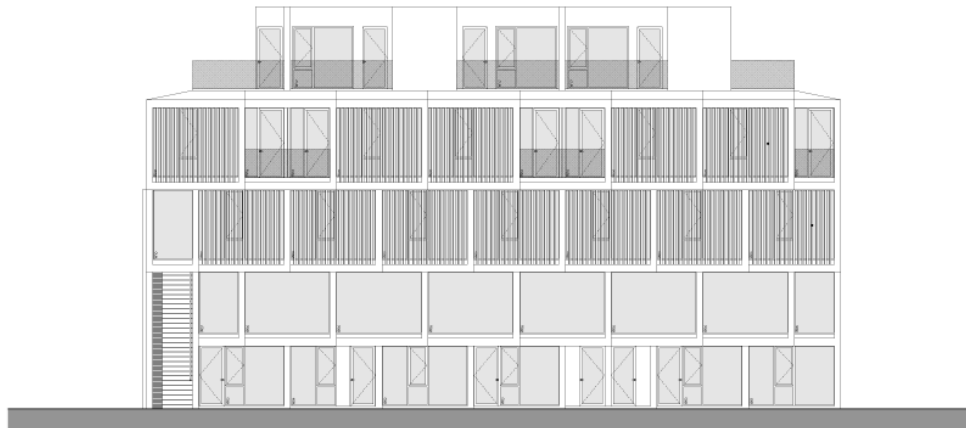
2535 Gerrard Street East

File # 15 197246 ESC 36 OZ, 15 197250 ESC SA

## Attachment 2: Elevations – Blocks A & B (north and south)



North Block A (Gerrard Street East)



South Block A - North South Block B

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### Elevations Block A & B

Applicant's Submitted Drawing

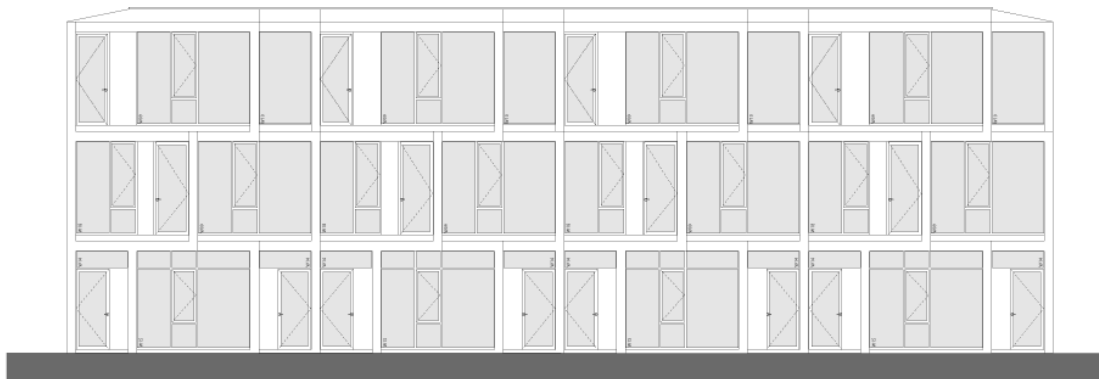
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2535 Gerrard Street East

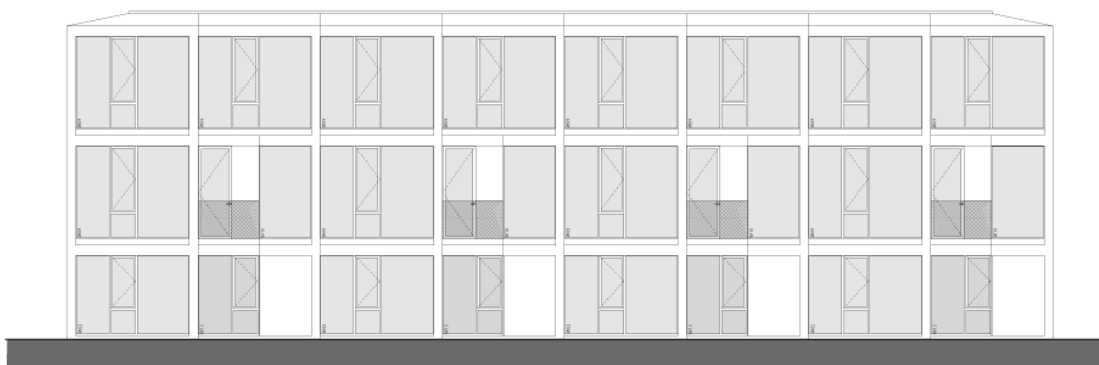
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### Attachment 3: Elevations – North and South Block C



North



South (Facing rear yards of Clonmore Dr)

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#### Elevations - Block C

Applicant's Submitted Drawing

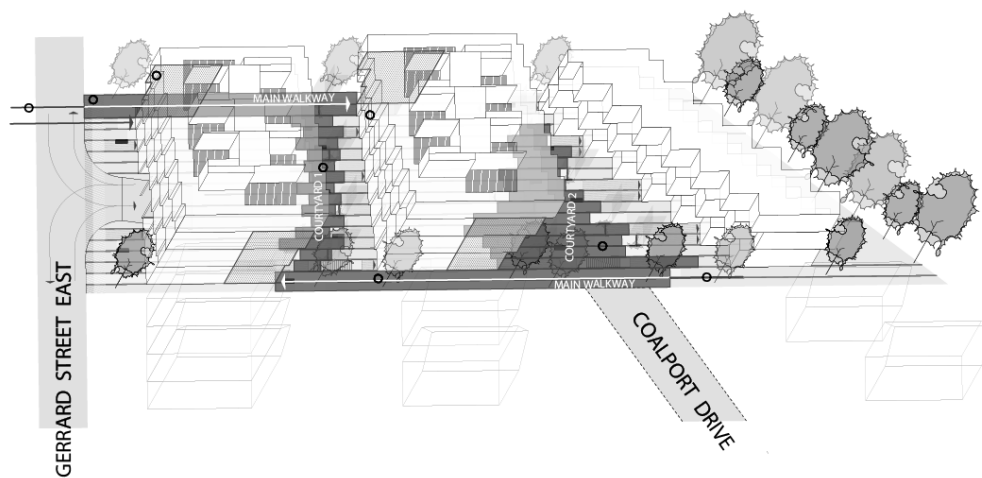
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2535 Gerrard Street East

File # 15 197246 ESC 36 OZ, 15 197250 ESC 36 SA

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## Attachment 4: Perspective - Massing Diagram



### Perspective-Massing Plan

Applicant's Submitted Drawing

Not to Scale  
8/31/15

2535 Gerrard Street East

File # 15 197246 ESC 36 OZ, 15 197250 ESC 36 SA

## Attachment 5: Zoning



2535 Gerrard Street East

Zoning By-Law No. 569-2013

File # 15 197246 ESC 36 OZ, 15 197250 ESC 36 SA



Location of Application

RD Residential Detached    O Open Space



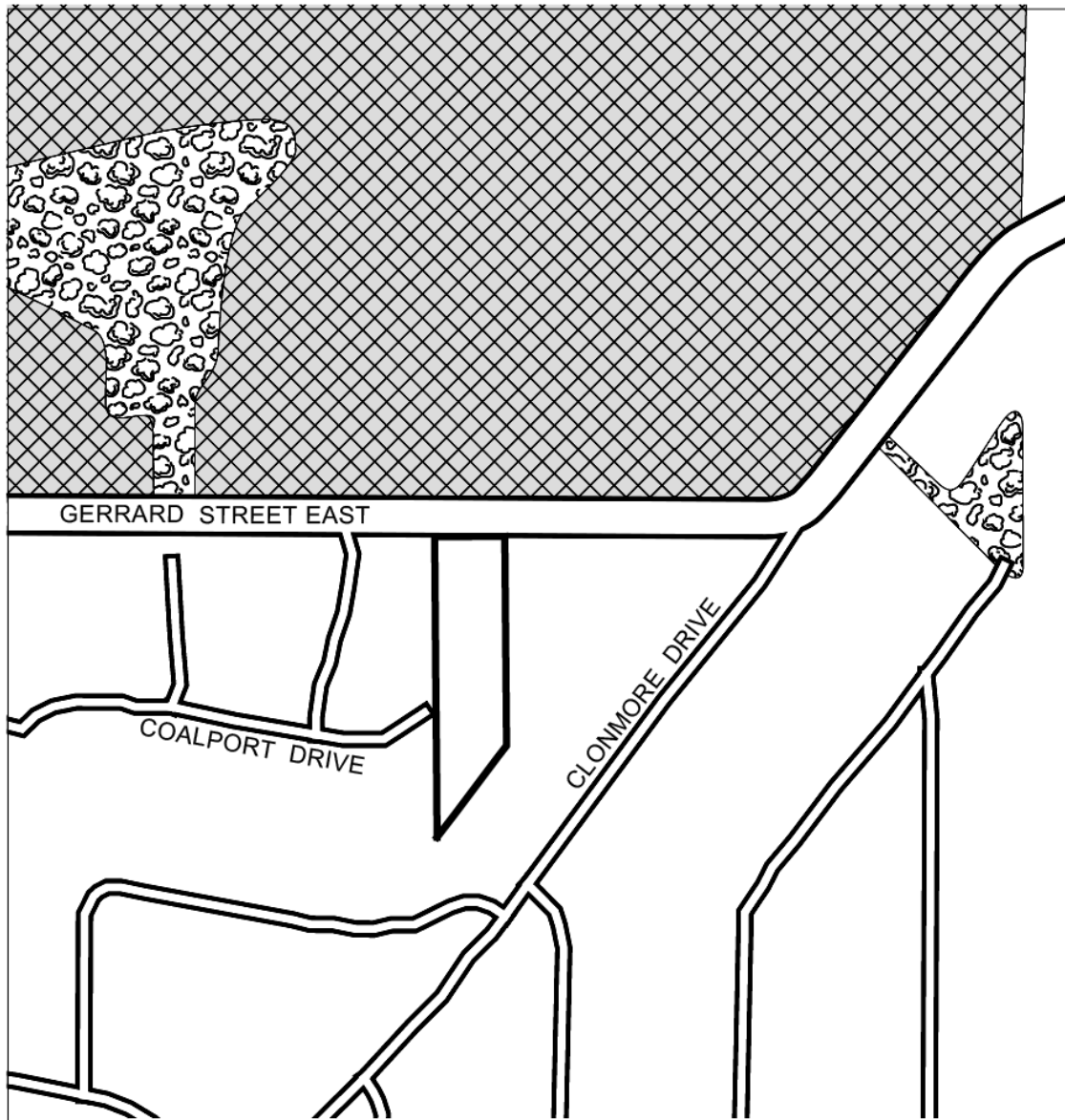
See Former City of Scarborough Birchcliff Community Bylaw No. 8786

ST Street Townhouse Residential  
A Apartment Residential  
CC Community Commercial  
P Park  
See Former City of Scarborough Employment District Bylaw No. 24982 (Oakridge)  
M Industrial Zone



Not to Scale  
Extracted 08/11/2015  
(Oakridge)

## Attachment 6: Official Plan



**Toronto** City Planning  
Official Plan

2535 Gerrard Street East

File # 15 197246 ESC 36 OZ, 15 197250 ESC 36 SA

 Site Location  
 Neighbourhoods  
 Mixed Use Areas

Parks & Open Space Areas  
 Parks

  
Not to Scale  
8/11/15

## Attachment 7: Application Data Sheet

Application Type	Official Plan Amendment, Rezoning & Site Plan Control	Application Number:	15 197246 ESC 36 OZ 15 197250 ESC 36 SA
Details	OPA & Rezoning, Standard Site Plan Control	Application Date:	July 27, 2015
Municipal Address:	2535 GERRARD ST E		
Location Description:	PLAN 3952 PT BLK C **GRID E3601		
Project Description:	Proposed Official Plan Amendment and Rezoning to permit the development of 39 'stacked' townhouses within 3 separate buildings. The buildings are arranged in an east-west configuration parallel to Gerrard St. E. A total of 4,596 m <sup>2</sup> of residential gross floor area is proposed on the 0.33 ha site. The two buildings closest to Gerrard St. E. are proposed to be 4 storeys and 14.92 m in height, and the third building at the back of the site is proposed to be 3-storeys and 9.6 m in height. A total of 53 vehicular parking spaces (45 for residents, and 8 visitor) are proposed in an underground parking garage, accessed from Gerrard St. E. A driveway access from Coalport Drive is proposed to accommodate a loading space within the courtyard between the 2nd and 3rd buildings.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WESTON CONSULTING		5468796 ARCHITECTURE INC.	HALO TOWNHOMES INC.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	M-Industrial Zone	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	3383.12	Height:	Storeys:	3 and 4
Frontage (m):	30.48		Metres:	9.6 and 14.92
Depth (m):	130.8 (west) and 91.1 (east)			
Total Ground Floor Area (sq. m):	1288.4			<b>Total</b>
Total Residential GFA (sq. m):	4596		Parking Spaces:	53
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4596			
Lot Coverage Ratio (%):	38.1			
Floor Space Index:	1.3			

### 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):	4596	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	20	Industrial GFA (sq. m):	0	0
3 + Bedroom:	19	Institutional/Other GFA (sq. m):	0	0
Total Units:	39			

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

