

Preliminary Report - 20 Stonehill Court – Zoning By-law Amendment Application

Date: March 29, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 22 - Scarborough-Agincourt

Planning Application Number: 21 204794 ESC 22 OZ

Notice of Complete Application Issued: September 22, 2021

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 20 Stonehill Court. The application proposes infill development on a rental apartment site, consisting of two new residential buildings with heights of 29 and 11 storeys, a gross floor area of approximately 32,795 square metres, 434 dwelling units, 244 vehicle parking spaces and 325 bicycle parking spaces. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 20 Stonehill Court together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The site is located at the southeast corner of Finch Avenue East and Warden Avenue. The subject lands are approximately 1.35 hectares with frontages of approximately 40 metres on Stonehill Court, 72 metres on Finch Avenue East, and 196 metres on Warden Avenue. See Attachment 3 for a Location Map.

Current Uses on Site: 13-storey apartment building with surface parking and landscaped setbacks.

Official Plan Designation: *Apartment Neighbourhoods* (See Attachment 5). Toronto Official Plan policies can be found at the following link: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/official-plan/>

Site and Area Specific Policy No. 347 (SASP 347): SASP 347 is an outcome of the Finch Warden Revitalization Study with an intent to support private and public investment in the renewal of the study area. The SASP outlines a community vision and establishes parameters for redevelopment and intensification within the study area that included sites fronting on, or in close proximity to, Finch Avenue East between Victoria Park Avenue and Birchmount Avenue (see Attachment 7: Finch Warden Revitalization Study Area Map). The Decision of City Council can be found at the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.SC37.30>

Zoning: The site is zoned Apartment Residential (A-19-20M-55-80N-85-86-99-110-113-127-133-152) in the former City of Scarborough L'Amoreaux Community Zoning By-law No. 12466.

The site is zoned Residential Apartment Commercial (RAC (au89.0) (x79)) in the City-wide Zoning By-law 569-2013. The RAC zone permits a number of small-scale commercial and community uses on apartment building sites, in addition to uses already permitted in Residential Apartment zones.

The zoning requires a minimum of 89 square metres of lot area per dwelling unit, a maximum building height of 54 metres, a maximum FSI of 1.5, and a maximum lot coverage of 40 percent. 1.1 parking spaces are required per dwelling unit. Minimum required building setbacks are 18 metres from Finch Avenue East and Warden Avenue, 9 metres from other streets, and half the building height from side or rear lot lines. Parts of a building below grade must be setback a minimum of the greater of 3 metres or the floor of the building structure at-grade. The minimum separation distance between two residential buildings is equal to a distance of half the total combined height of the two buildings. An area equal to no less than 45% of the gross floor area of all buildings on the lot must be landscaping. See Attachment 6: Zoning By-law Map.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

THE APPLICATION

Complete Application Submission Date: August 26, 2021

Description: This application proposes to amend City of Scarborough L'Amoreaux Community Zoning By-law 12466 and City-wide Zoning By-law 569-2013 for the property at 20 Stonehill Court to permit infill development of two residential buildings with heights of 29 (Building A) and 11 (Building B) storeys with a total additional gross floor area of approximately 32,795 square metres. Building A is irregularly shaped with a tower floor plate of approximately 850 square metres atop a 3-storey base building. Building B is a rectangular mid-rise building atop a 3-storey base building. The existing 13-storey rental apartment and underground parking would remain. See Attachment 4: Site Plan.

Density/Floor Space Index: 3.85 (total including the existing rental building).

Dwelling Units and Amenity Space: 434 dwelling units (303 in Building A; 131 in Building B) and 1,856 square metres of amenity space provided (936 square metres of indoor space and 920 square metres of outdoor space).

Access, Parking and Loading: Vehicle access is provided from Stonehill Court. Additional pedestrian access is provided on pathways from Finch Avenue East and Warden Avenue. 244 vehicle parking spaces and 325 bicycle parking spaces are provided (in addition to the existing underground parking).

Privately Owned Publicly Accessible Spaces (POPS): A 360-square metre POPS is provided at the intersection of Finch Avenue East and Warden, and a publicly accessible walkway (329-square metres) is provided along the southern edge of the property connecting Stonehill Court and Warden Avenue.

Additional Information:

See Attachments 1 and 2 of this report for three dimensional representations of the proposal in context.

Detailed project information, including all plans and reports submitted as part of the application, can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Reasons for the Application

Zoning By-law Amendments are required to facilitate this development, including varying performance standards related to maximum building height, density, setbacks,

separation distance between buildings, landscaped area, and parking. Additional amendments to the Zoning By-law may be identified as part of the application review.

COMMENTS

Issues to be resolved

The application has been circulated to City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement (2020), conformity with the provincial Growth Plan (2020), and conformity to the Toronto Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- The appropriateness of the proposed height and massing of the buildings in relation to the existing and planned built form context of the area, the size of the tower floor plate of Building A, balcony projections, and separation distances between the proposed new buildings and the existing apartment building.
- The potential impacts associated with the proposed massing, including but not limited to shadowing, wind and privacy impacts.
- The provision of public parkland – current plans do not provide public parkland but Parks, Forestry and Recreation staff have indicated that an on-site parkland dedication of 1,806 square metres is required.
- Improving the design of the proposed POPS to increase their utility and provide appropriate soil conditions to support mature trees.
- The appropriateness of the location and amount of proposed indoor and outdoor amenity space and improving the quality of amenity spaces and landscaped open space for new and existing residents.
- The location of the proposed servicing (sanitary connections) and capacity of existing infrastructure (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- The appropriateness of the proposed tree removal, preservation, and replanting plans.
- The appropriateness of proposed access, loading, circulation and parking to serve both new and existing residents and visitors.
- Evaluate the impact of the proposed development on community services and facilities in the area.
- The potential impacts of the proposed development on residents of the existing apartment building and determine whether proposed improvements to the site will mitigate those impacts or if any other improvements to the site or existing building are needed.

- Identifying opportunities to provide affordable rental housing units in the development and secure rental tenure for the existing retained residential dwelling units.
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard.
- In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Other Matters

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

CONTACT

Sophie Knowles, Planner, Tel. No. (416) 396-4157, E-mail: Sophie.Knowles@toronto.ca

SIGNATURE

Paul Zuliani, MBA, RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context (View 1)

Attachment 2: 3D Model of Proposal in Context (View 2)

Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map

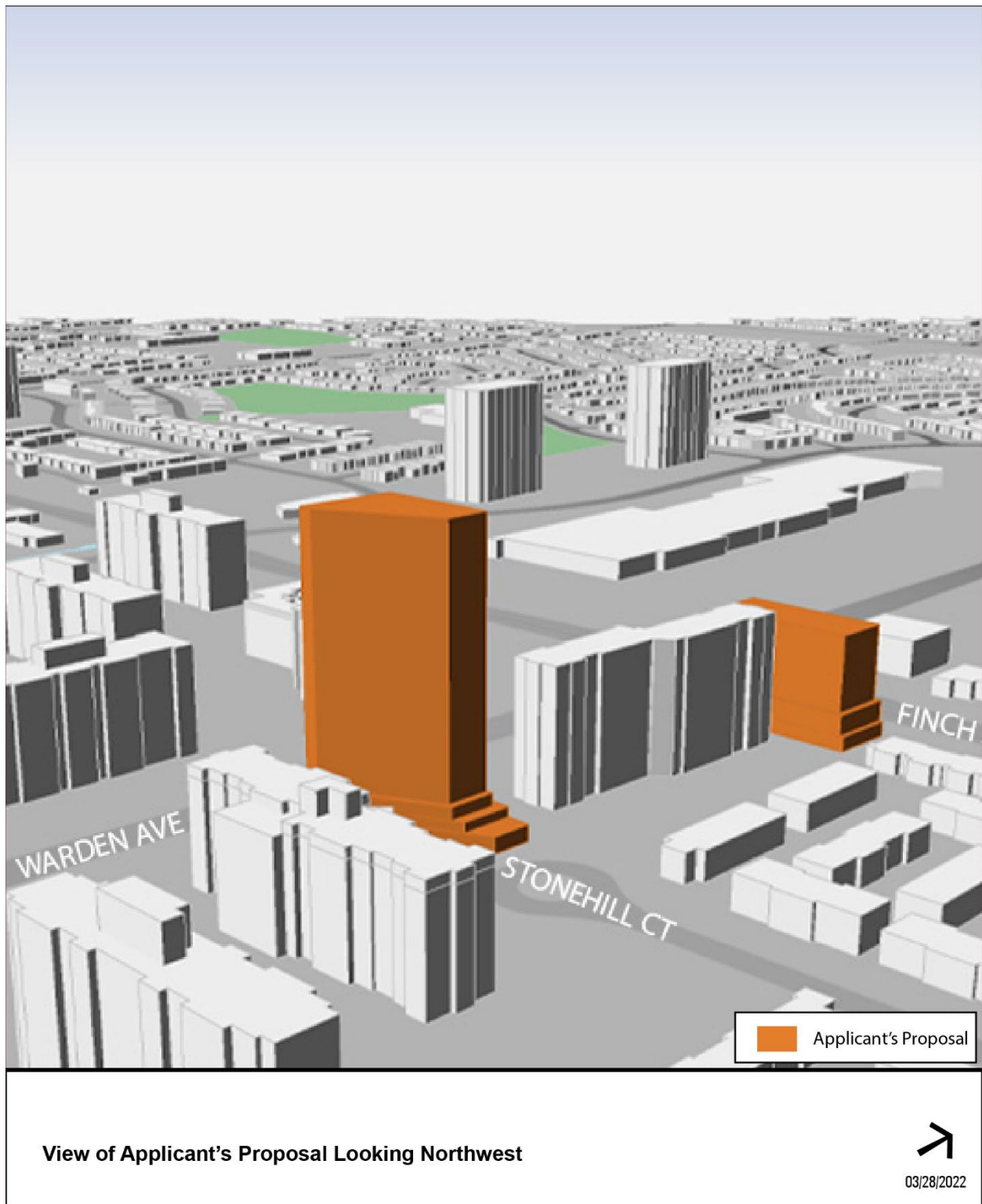
Attachment 6: Zoning By-law Map

Attachment 7: Finch Warden Revitalization Study Area Map

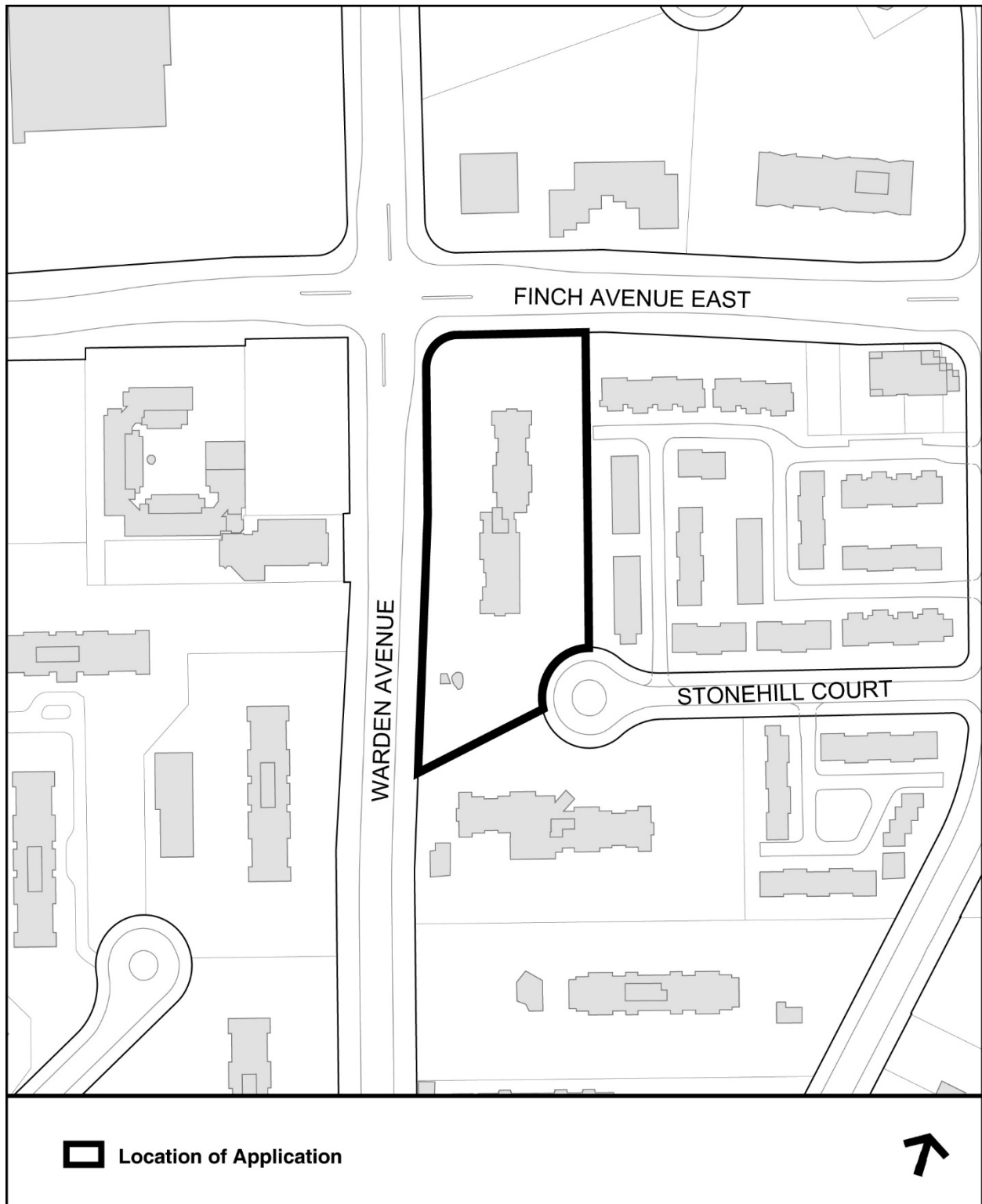
Attachment 1: 3D Model of Proposal in Context (View 1)



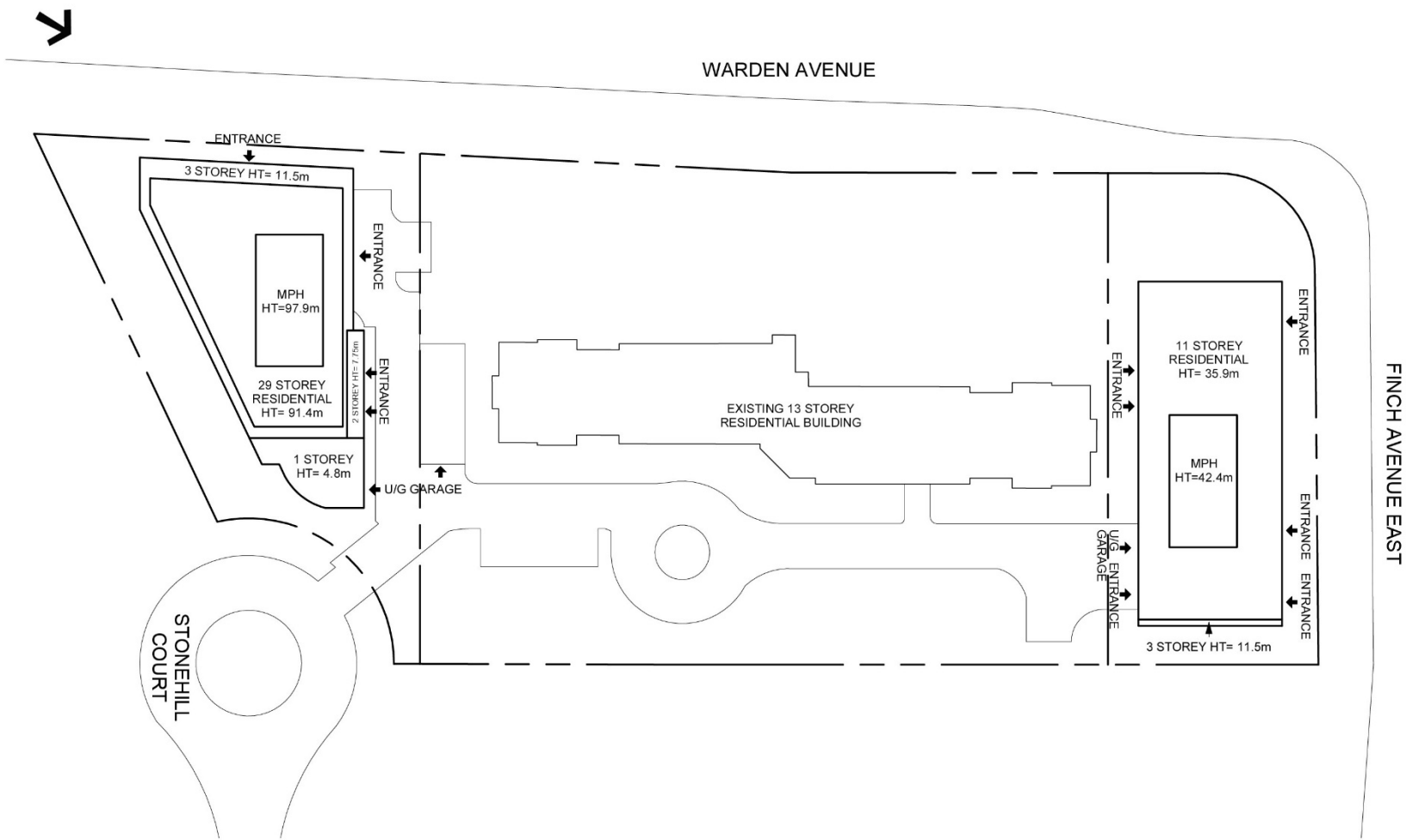
Attachment 2: 3D Model of Proposal in Context (View 2)



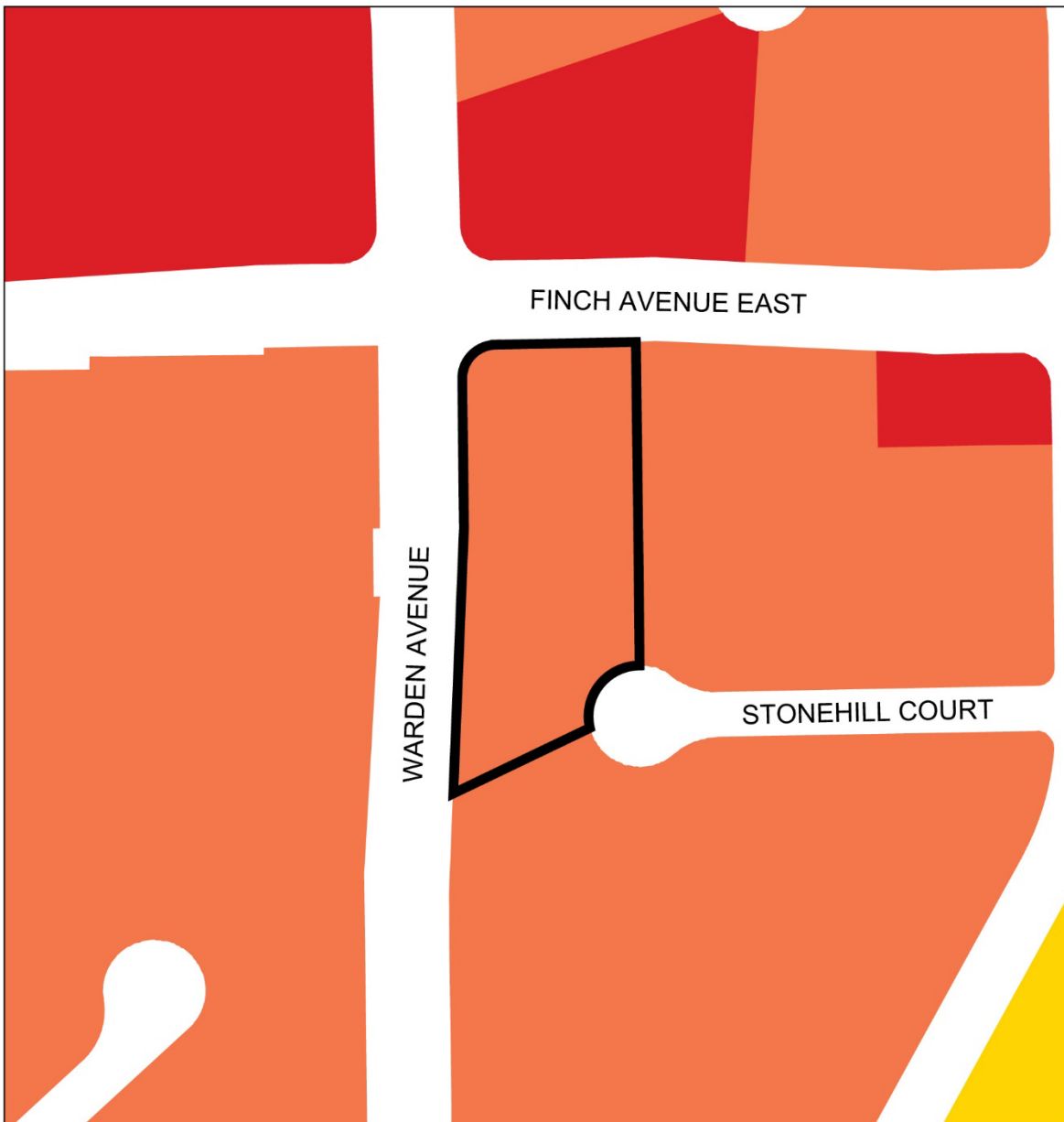
Attachment 3: Location Map



Attachment 4: Site Plan



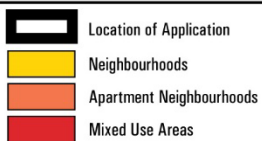
Attachment 5: Official Plan Map



Official Plan Land Use Map #19

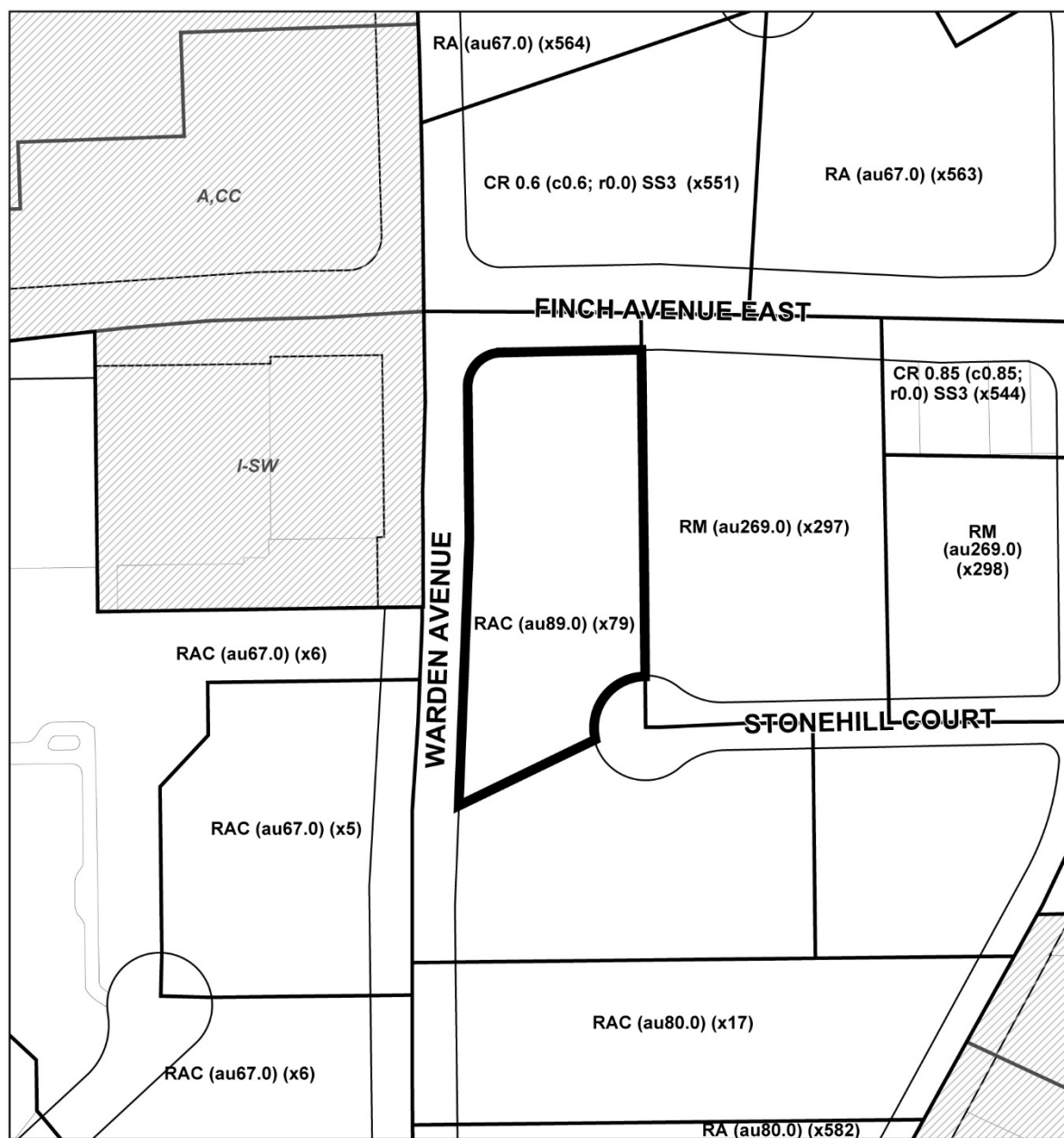
20 Stonehill Court

File # 21 204794 ESC 22 02



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Not to Scale
Extracted: 08/30/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

20 Stonehill Court

File # 21 204794 ESC 22 02



Location of Application

RD Residential Detached
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial
CR Commercial Residential



See Former City of Scarborough Community By-laws

M Multiple-Family Residential
CC Community Commercial
I-SW Institutional-Social Welfare
A,CC Apartment Residential, Community Commercial



Not to Scale
Extracted: 08/30/2021

Attachment 7: Finch Warden Revitalization Study Area Map

