

Preliminary Report - 36 to 40 Ellesmere Road– Zoning Amendment Application

Date: March 29, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 21 - Scarborough Centre

Planning Application Number: 21 240661 ESC 21 OZ and 21 240659 ESC 21 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 36 to 40 Ellesmere Road. The application proposes to permit an 11-storey residential building with 187 units. The proposed gross floor area is 14,794 square metres resulting in a Floor Space Index of 3.53 times the area of the lot. A total of 218 vehicular parking spaces and 172 bicycle parking spaces are proposed.

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 36 to 40 Ellesmere Road together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting be given 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

Site and Area Description

The site is located on the north side of Ellesmere Road, approximately 60 metres to the east of the intersection of Victoria Park Avenue and Ellesmere Road. The site is comprised of the addresses 36 to 40 Ellesmere Road. The site is generally rectangular in shape and has a frontage of approximately 50.15 metres along Ellesmere Road and an area of approximately 4,190.0 square metres. The site has frontage on both Ellesmere Road and Waringstown Drive.

The area to the north and east of the site is generally comprised of 1 to 2-storey residential dwellings. To the immediate northwest there is a 2-storey commercial building at 2167 to 2175 Victoria Park Road. To the immediate west there is a gas station at 20 Ellesmere Road and to the immediate east, fronting on Ellesmere Road there is a 1-storey house-form building that is occupied by a dentist's office at 42 Ellesmere Road. To the immediate south, on the south side of Ellesmere Road, is Parkway Mall.

Existing Use: Two single-storey commercial buildings with a surface parking lot at the front of the buildings.

Official Plan Designation: *Mixed Use Areas* on Map 20 of the Official Plan (See Attachment 4: Official Plan).

Zoning: The property is subject to the City of Toronto Zoning By-law No. 569-2013, as amended and the former City of Scarborough Maryvale Community Zoning By-law No. 9366, as amended. See Attachment 6: Zoning By-law Map.

The City of Toronto Zoning By-law 569-2013, as amended zones the subject lands as Commercial Residential CR 0.4 (c0.4; r0.0) SS3 (x666). This zone permits a variety of uses including Art Gallery, Artist Studio, Automated Banking Machine, Community Centre, Courts of Law, Education Use, Financial Institution, Fire Hall, Library, Automobile Sales, Service and Maintenance Uses, Funeral Homes, Fraternal Organizations, Hotels and Motels, Place(s) of Worship, Retail Uses and Professional and Business Offices. This zoning category does not permit residential uses as shown by the numerical value or zero density for residential uses, in the zoning standards noted above.

The Commercial Residential zoning permits a maximum building height of 11 metres, a maximum building coverage of 33%, and a floor space index of 0.4 times the lot area for non-residential uses. This By-law contains a 45 degree angular plane requirement measured from the rear property line. This By-law also establishes minimum building setbacks from Ellesmere Road.

The Maryvale Community Zoning By-law 9366, as amended, zones the subject site as Highway Commercial (HC) and is subject to the performance standards 26-28-75-92. The Highway Commercial Zone permits uses such as Day Nurseries, Automotive Sales, Service and Maintenance, Fraternal Organizations, Hotels and Motels, Place(s) of

Worship, Professional Business Offices, Recreational Uses and Specialized Commercial Uses. The performance standards concern minimum building setbacks and maximum lot coverage.

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

Notice of Complete Application Issued: December 6, 2021.

Description: This application proposes to amend the Zoning By-law to permit an 11-storey (36.75 metre) residential building on the property at 36 to 40 Ellesmere Road. The proposed development would have a gross floor area of 14,794 square metres resulting in a floor space index (FSI) of 3.53 times the area of the lot. The proposal contemplates 187 dwelling units, 311 square metres of indoor amenity space and 424.7 square metres of outdoor amenity space.

The proposed building is generally "L" shaped and steps down from 11-storeys to the east and to the north. The base of the building is 3-storeys and the ground floor height is 5.0 metres. The proposed minimum building setbacks are:
5.0 metres from the south property line on Ellesmere Road;
5.5 metres to the west property line;
3.0 metres to the north property line; and
3.0 metres to the east property line where the building cantilevers over the driveway.

Density: 3.53 times the area of the lot.

Dwelling Units: The proposed 187 dwelling units include, 21 bachelor units (11.2%), 90 one-bedroom units (48.1%), 57 two-bedroom units (30.5%) and 19 three-bedroom units (10.2%).

Access, Parking and Loading: Vehicular access to the site is proposed off of Ellesmere Road on the east end of the site via one curb cut. The proposed building would cantilever over the driveway. The internal driveway has a vehicular turn around area and drop-off and would provide access to the Type 'G' loading space and to the underground ramp which is proposed approximately in the centre of the site.

A total of 218 vehicular parking spaces are proposed in three levels of underground parking. A total of 172 bicycle parking spaces are proposed to be located at the ground floor and the P1 level.

Additional Information

See Attachments 1 and 2 of this report, for a three dimensional representation of the project in context. Detailed project information is found on the City's Application Information Centre at:

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

Reasons for the Application

A Zoning By-law amendment application is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-law. The application is also required to establish the appropriate site-specific development standards (building setbacks, massing, height, density and parking rates among others) for the proposed development.

Site Plan Control

A Site Plan application (File No. 21 240659 ESC 21 SA) was filed concurrently with the rezoning application and is also under review.

COMMENTS

Issues to be resolved

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity with the Official Plan.

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

- City Staff are evaluating the appropriateness of the proposed site organization, height, massing, setbacks, setbacks, angular planes and transition to adjacent properties, and ground related units as well as other built form issues within the existing and planned context for this area.
- This analysis will be informed by Section 2 of the Planning Act, the Growth Plan (2020), the City's Official Plan policies, and other applicable Design Guidelines, particularly the Avenues and Mid-Rise Buildings Study and Performance Standards and Addendum.
- The evaluation will place particular attention on the transition in scale from the proposed mid-rise building and the low-rise *Neighbourhoods* designated properties to the north and east of the site.
- Staff will also review the proposed development in the context of the larger block which has both *Mixed-Use Areas* and *Neighbourhoods* designated properties.
- Staff will examine the appropriateness of the proposed step-backs and setbacks and overall massing.
- In terms of site organization, staff will examine the proposed vehicular and pedestrian circulation, outdoor amenity and landscaped areas.

- Staff are reviewing the proposed land use in the context of the existing retail space that is currently located on the site.
- Staff are evaluating the shadow study and pedestrian level wind study to help assess the impacts of the proposed height and massing on the pedestrian environment and surrounding lands and identify any appropriate mitigation measures.
- Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.
- Staff will further evaluate unit sizes and additional building and site design elements to support a broad range of households, including families with children.
- Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- Staff will determine if new infrastructure or any improvements to the existing infrastructure are required.
- Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.
- The application was submitted after May 1, 2018 and is subject to TGS Version 3.0. The application will be reviewed for compliance with Tier 1 performance measures. Staff will encourage the applicant to pursue a Tier 2 of the TGS or higher.
- In the event the City accept in-kind benefits from the applicant 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

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context - Looking Northwest

Attachment 2: 3D Model of Proposal in Context - Looking Southeast

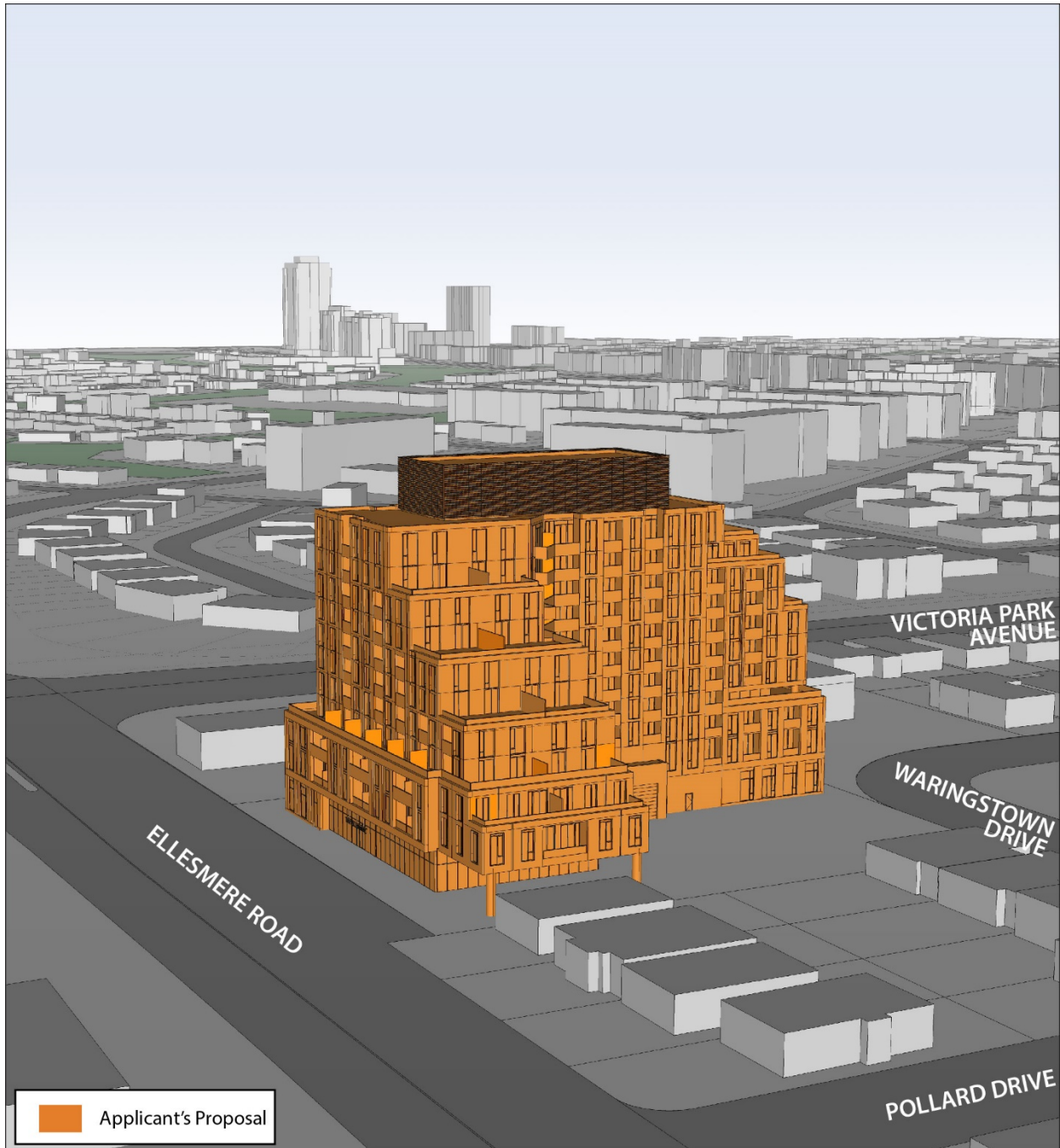
Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map

Attachment 6: Zoning By-law Map

Attachment 1: 3D Model of Proposal in Context - Looking Northwest

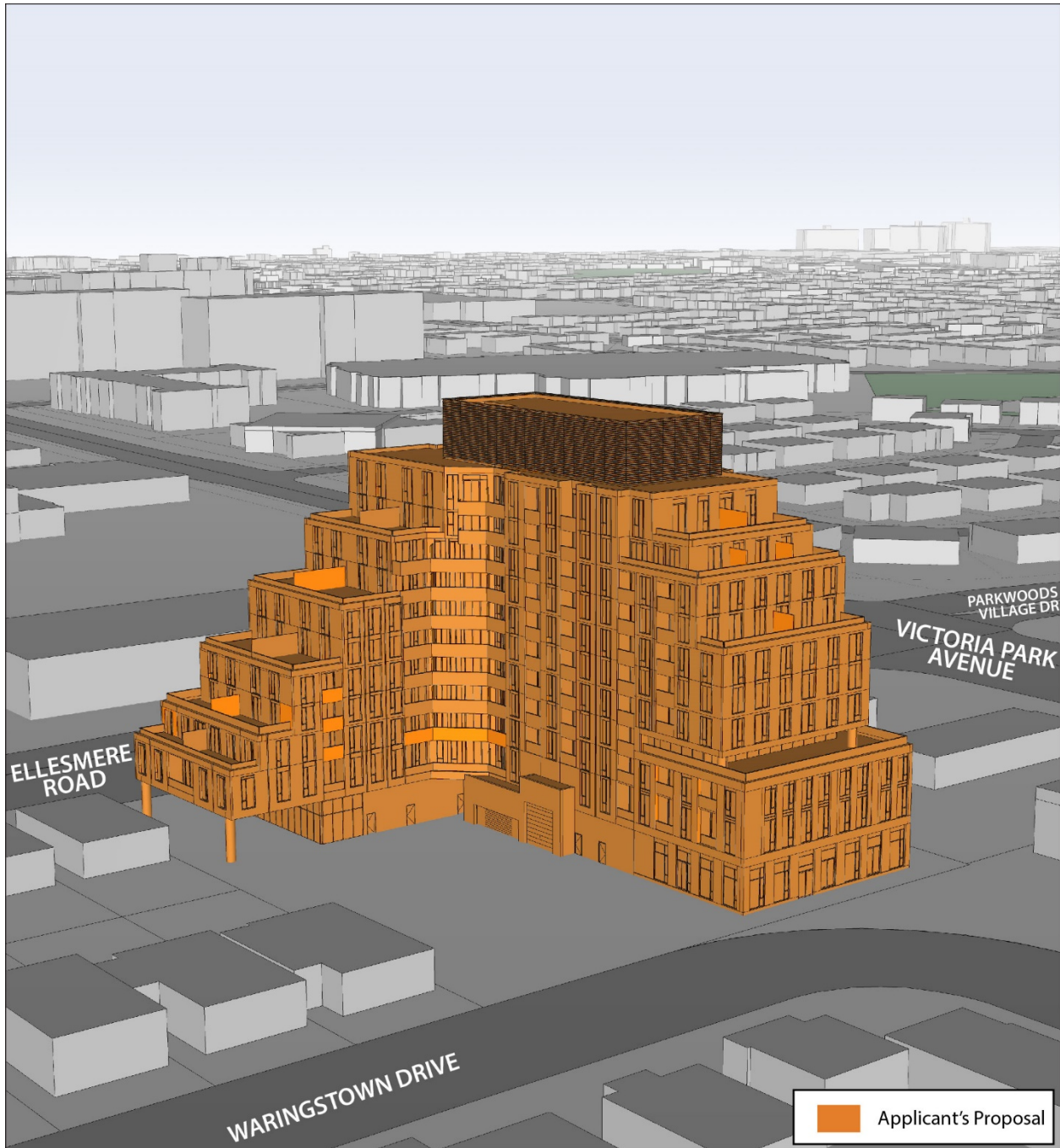


View of Applicant's Proposal Looking Northwest



02/15/2022

Attachment 2: 3D Model of Proposal in Context - Looking Southeast

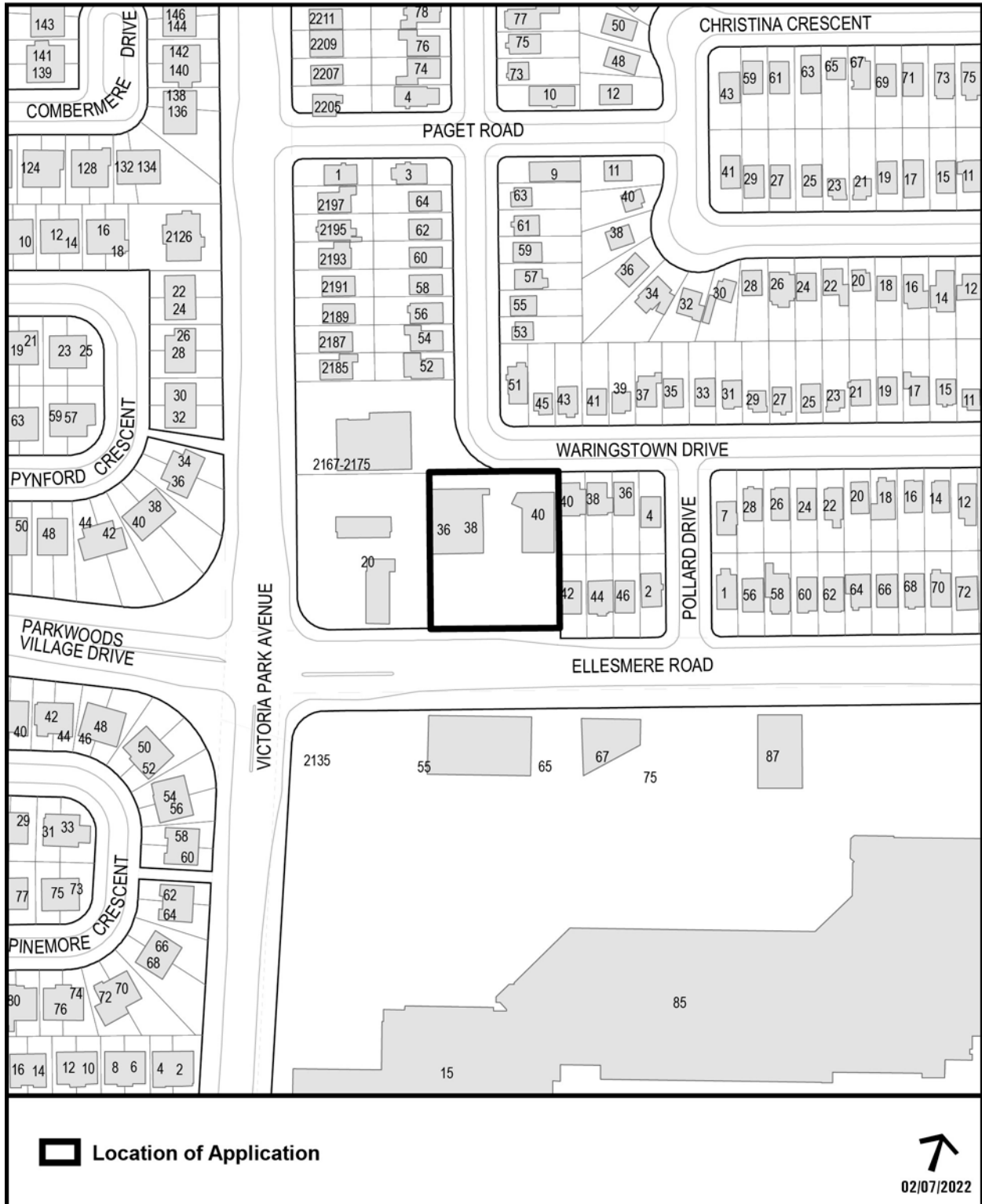


View of Applicant's Proposal Looking Southeast



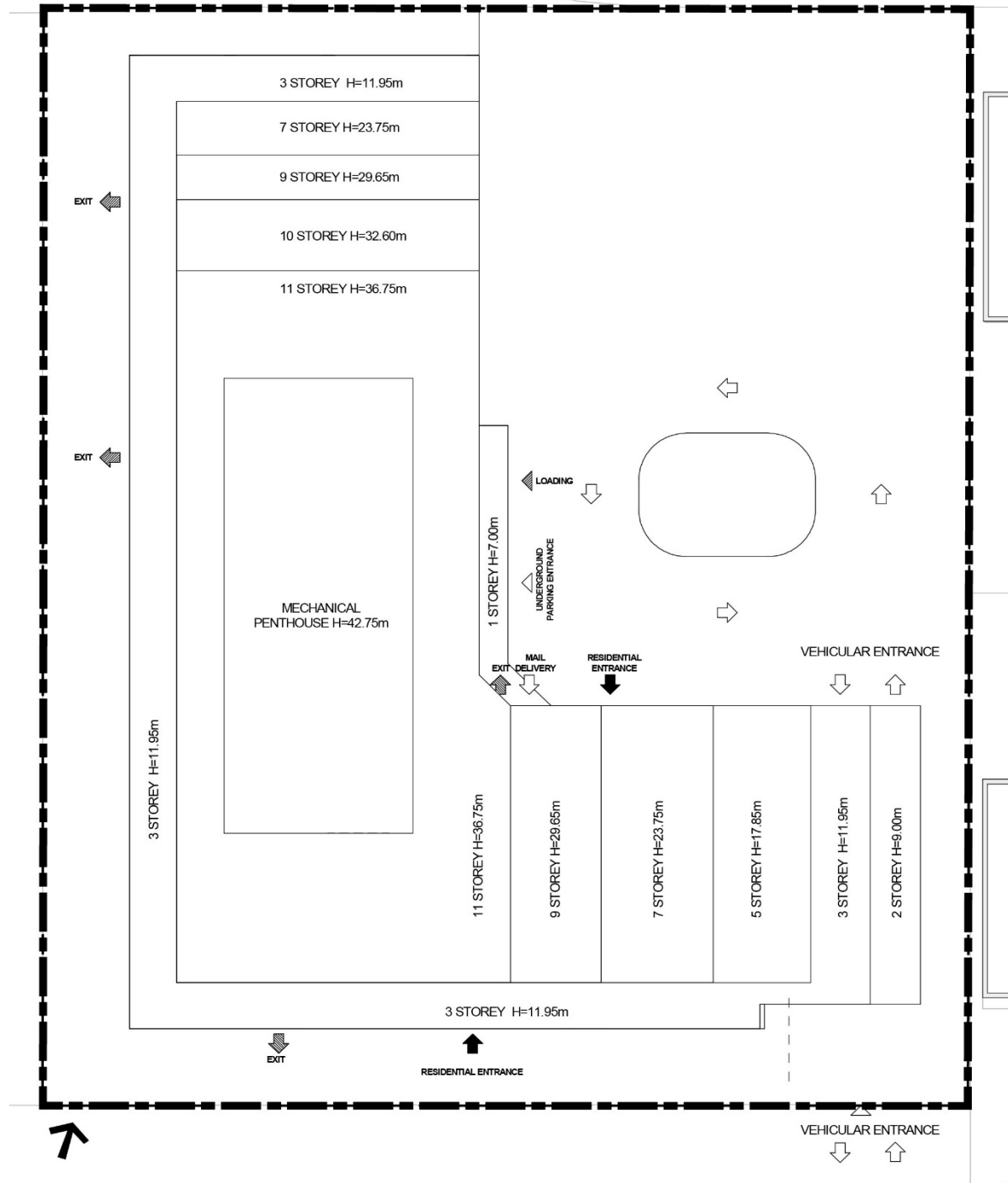
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Attachment 3: Location Map

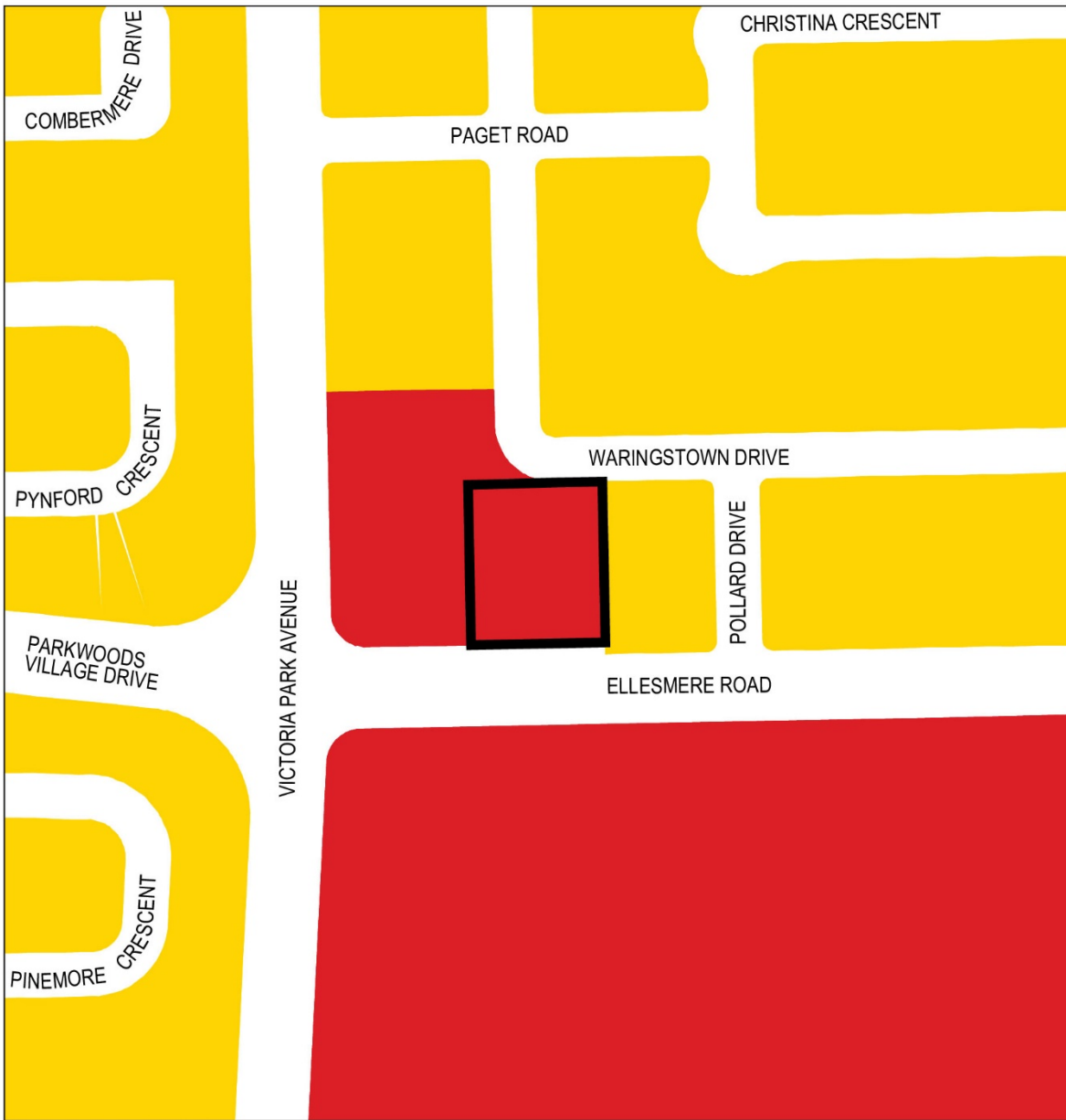


Attachment 4: Site Plan

WARINGSTOWN DRIVE




Attachment 5: Official Plan Map



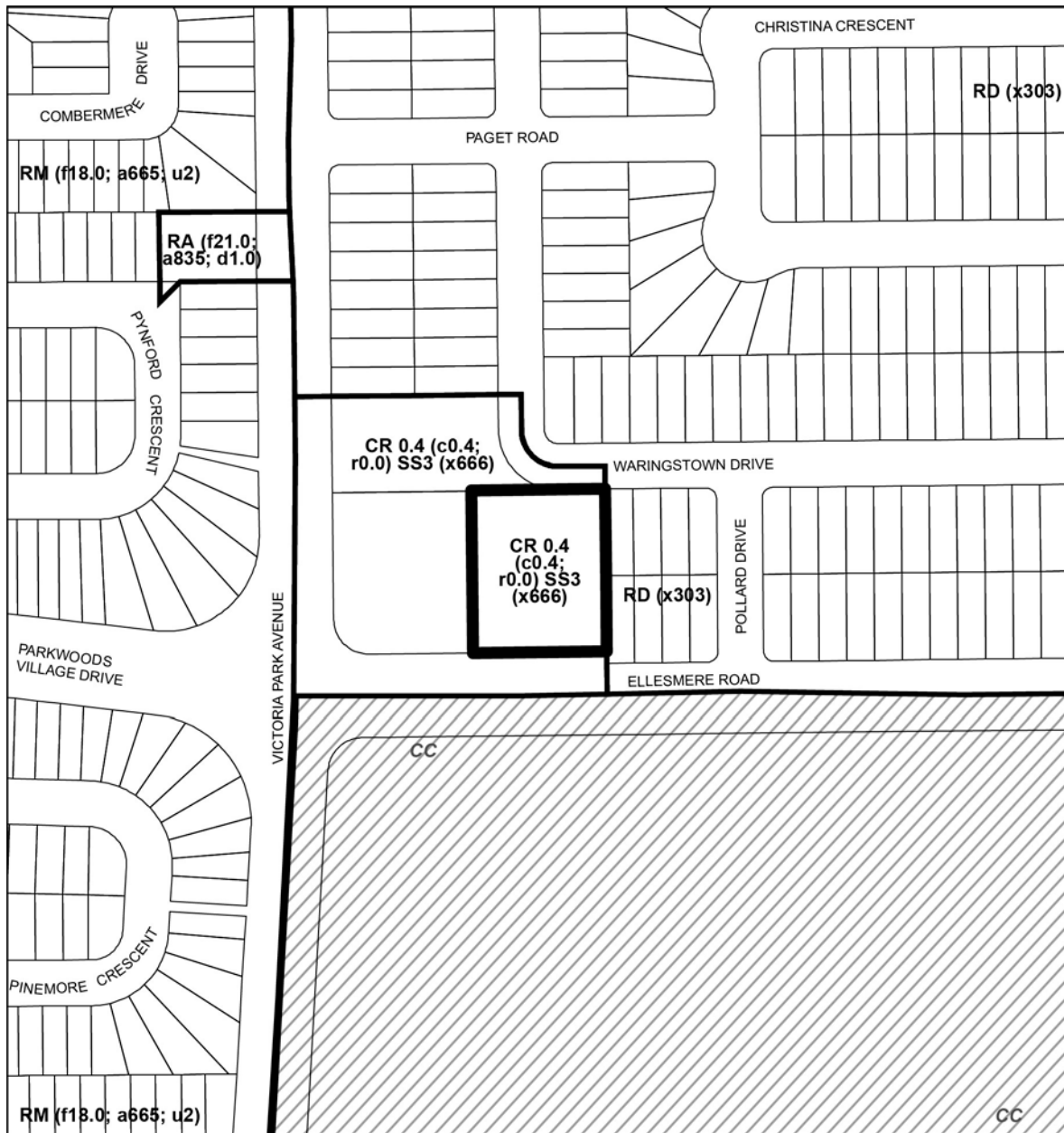
Official Plan Land Use Map 19

36 Ellesmere Road
File # 21 240661 ESC 21 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas


Not to Scale
Extracted: 11/30/2021

Attachment 6: Zoning By-law Map




Zoning By-law 569-2013

36 to 40 Ellesmere Road

File # 21 240661 ESC 21 0Z

-  Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential

-  See Former City of Scarborough Maryvale Community By-law No.9366
- CC** Community Commercial


 Not to Scale
 Extracted: 02/08/2022