

Preliminary Report - 150 Clonmore Drive - Zoning Amendment Application

Date: May 2, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 20 - Scarborough Southwest

Planning Application Number: 22 115570 ESC 20 OZ

Related Applications: 22 126234 ESC 20 SA

Notice of Complete Application Issued: April 11, 2022

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application to permit the construction of a 12-storey residential building containing 287 residential dwelling units located at 150 Clonmore Drive.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the application, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 150 Clonmore Drive together with the Ward Councillor.
2. Staff provide notice for the community consultation 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 on the northside of Clonmore Drive and has a gross site area of approximately 0.39 hectares (0.97 acres). The site is slightly irregular in shape as the southern lot line tapers diagonally to reduce the overall amount of frontage on Clonmore Drive. The site has an approximate frontage of 72.8 metres along Clonmore Drive and an approximate site depth of 45.72 metres. The site is approximately 85 metres north of Gerrard Street East. Please see Attachment 2 for a Location Map.

Existing Use: A single storey coin operated car wash and car detailing service with surface parking currently occupies the site.

Official Plan Designation: *The lands are designated Mixed Use Areas and Clonmore Drive has a planned right-of-way width of 27 metres.*

See Attachment 4 of this report for an excerpt from the Official Plan Land Use Map. The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning By-laws

Former City of Scarborough Birchcliff Community Zoning By-law 8786 applies to 150 Clonmore Drive. The property is zoned "Community Shopping Commercial (CC-25-70)" under this By-law. The CC zone generally permits a range of commercial, entertainment and restaurant uses including retail stores, automobile service stations, banks and places of worship. Residential uses are not permitted.

The CC zone by-law does not specify a maximum height but applies a maximum gross floor area of 22% of the area of the lot. The site is not currently part of the City-wide Zoning By-law 569-2013.

See Attachment 5 of this report for the existing Zoning By-law Map.

The lands currently do not form part of 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: March 9, 2022

Description: A 12 storey (42.5 metres including mechanical penthouse) residential building with a gross floor area of 18,350.1 square metres. A stepback at the 6th floor is applied to create a 5 storey streetwall along Clonmore Drive. The application proposes 287 residential dwelling units.

Density: 5.0 times the area of the lot.

Dwelling Units: The proposed 287 dwelling units, includes 1 studio (0.3%), 192 one-bedroom (67%), 62 two-bedroom (22%), and 32 three-bedroom (11%) units.

Access, Parking and Loading: Access to the 2 level underground garage, containing 146 residential and 16 visitor parking spaces, is proposed from Clonmore Drive at the east portion of the lot. Two visitor spaces are proposed at grade.

The proposed 248 bicycle parking spaces, include 20 short term spaces proposed at grade and 228 long term bicycle parking spaces located within the building.

An external Type G loading space is provided, located at grade immediately adjacent to the parking ramp.

Additional Information

See Attachments 1, 3 and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Official Plan Map, respectively. 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: <http://app.toronto.ca/AIC/index.do?folderRsn=Cs7n5HTiQPWEg9eDZyhINA%3D%3D>.

Reasons for the Application

A zoning by-law amendment is required since residential uses are currently not permitted on the site. As well, an amendment is required in order to permit the proposed building envelope, including density, height, reduced setbacks and stepbacks, angular plane encroachments, reduced vehicle parking rate and location of outdoor amenity spaces.

The lands do not form part of City-wide By-law No. 569-2013. Should this application be approved, the lands would be brought into By-law 569-2013.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted.

COMMENTS

Issues to be Resolved

The applications have been circulated to applicable City divisions and public agencies for comment. Staff will review the applications to determine their consistency with the Provincial Policy Statement, conformity with the provincial Growth Plan, 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 2050 or sooner. 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.

The following preliminary issues have been identified:

- Determining the appropriateness of the proposed height of the building in relation to the existing and planned built form context of the area including massing, transition and scale;
- Assessing the potential impacts associated with the proposed massing, including but not limited to wind and shadowing of nearby open spaces and the public realm;
- Evaluating the proposed setbacks of the building along Clonmore Drive;
- Appropriately locating the required amount of indoor and outdoor amenity space;
- Determining the availability of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Evaluating the appropriateness of the proposed tree removal, preservation, and replanting plans;
- Determining the appropriateness of the proposed parking rates and evaluating the proposed organization of the site plan including vehicle access and egress;
- Assessing the proposed unit breakdown and provision of larger two and three bedroom units;
- Applying the appropriate parkland provision (land or cash-in-lieu); and
- Encouraging the applicant to pursue Tier 2, 3 or 4 of the Toronto Green Standard.

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

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

ATTACHMENTS

City of Toronto Drawings

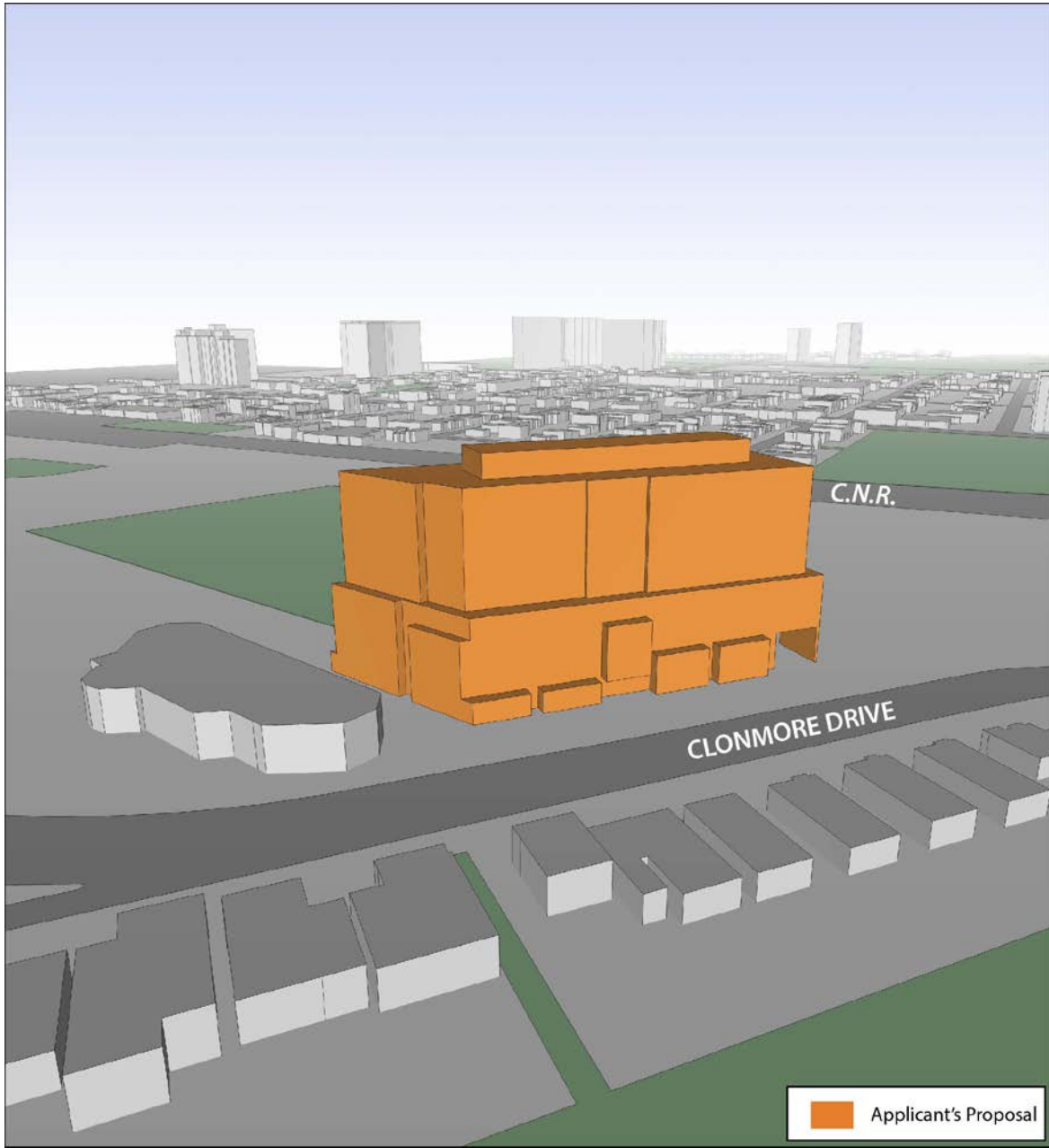
Attachment 1: 3D Model of Proposal in Context

Attachment 2: Location Map

Attachment 3: Site Plan

Attachment 4: Official Plan Map

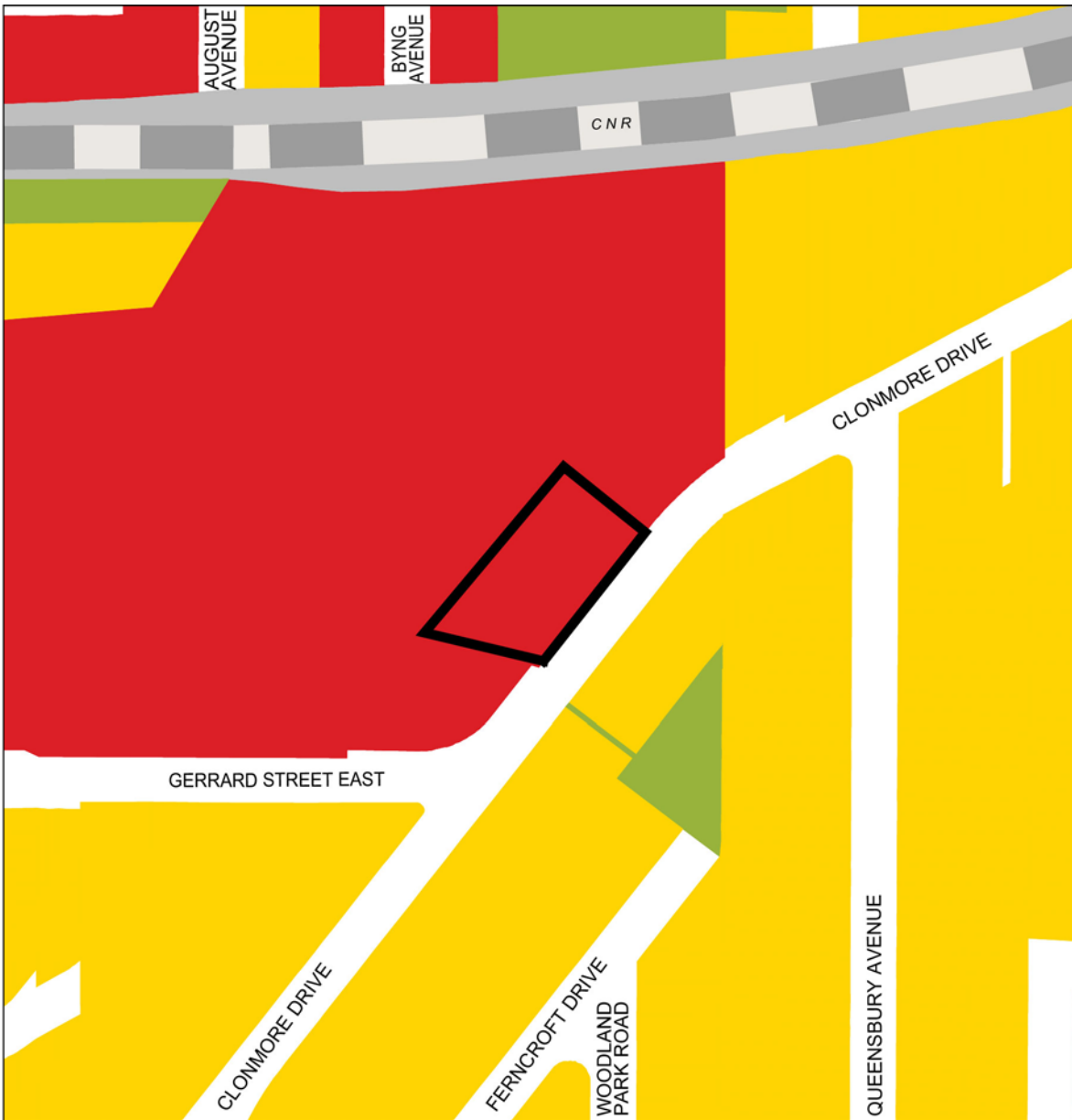
Attachment 1: 3D Model of Proposal in Context



View of Applicant's Proposal Looking North






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04/08/2022


Attachment 4: Official Plan Map



Official Plan Land Use Map 21

150 Clonmore Drive
File # 22 115570 ESC 20 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Utility Corridors
-  Parks


 Not to Scale
 Extracted: 02/22/2022