

Preliminary Report - 963 to 967 Pharmacy Avenue – Zoning Amendment Application

Date: June 10, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 21 - Scarborough Centre

Planning Application Number: 22 112137 ESC 21 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 963 to 967 Pharmacy Avenue. The application proposes to amend the Zoning By-law to permit an infill development with a mix of 4-storey stacked townhomes and 3-storey walk-up apartments, consisting of a total of 20 residential dwelling units. The existing 4-storey apartment building and single-detached dwelling on the site will be retained. The proposed gross floor area is 1,986 square metres, when the proposed gross floor area is combined with the existing gross floor area (6,065 square metres) the resulting floor space index is 1.32 times the area of the lot. A total of 22 vehicular parking spaces and 20 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 963 to 967 Pharmacy Avenue 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

Site and Area Description

The site is located on the east side of Pharmacy Avenue and north of Elm Bank Road at the northeast corner of Pharmacy Avenue and Elm Bank Road. The site is a rectangular shaped lot and has a frontage of approximately 64 metres along Pharmacy Avenue, a frontage of approximately 97 metres along Elm Bank Road and an area of approximately 6,122 square metres.

To the immediate north are single-detached dwellings at 971 Pharmacy Avenue and 12 Hexham Drive. The area to the north is characterised primarily by single-detached dwellings, many of which front on to Pharmacy Avenue. Further north are two elementary schools, Precious Blood Catholic School and Wexford Public School. To the immediate south is a single-detached dwelling fronting on to Pharmacy Avenue (957 Pharmacy Avenue) and a single-detached dwelling fronting on to Vernon Road (52 Vernon Road). The area to the south is also characterised by single-detached dwellings. Further south is the Wexford Hydro Park and the Gatineau Hydro Corridor Trail. To the immediate east are single-detached dwellings at 18 Elm Bank Road and 6 Hexham Road. The area to the east is primarily characterised by single-detached dwellings. To the southeast is Wexford Park. To the west is a residential neighbourhood primarily characterized by single-detached dwellings.

Existing Use: Place of worship, a 4-storey apartment building and single-detached dwelling.

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

Zoning: The property is zoned Institutional (I) (x8) by the City of Toronto By-law 569-2013. The institutional zone permits a variety of institutional and commercial uses.

The former City of Scarborough Wexford Community Zoning By-law 9511, as amended, zones the subject site as Places of Worship (PW) and Institutional-Social Welfare (I-SW) with the following performance standards: 20-39-47-79-107-108-109-110-207 and Exception 57.

See Attachment 6 of this report for the existing 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/>

BACKGROUND

UPRC is a partnership between the United Church of Canada and the Canada Mortgage and Housing Corporation (CMHC). As part of the national commitment to build 5,000 affordable homes by 2037, UPRC has committed to build 10 percent or 500 of those homes in Toronto.

The owner, United Property Resource Corporation (UPRC) and the City of Toronto are currently engaged through a Memorandum of Understanding to create up to 500 affordable rental homes at seven sites in Toronto over the next five to seven years. Open Door Program incentives are a part of the arrangement with the City.

THE APPLICATION

Notice of Complete Application Issued: The application was deemed complete as of March 7, 2022.

Description: This application proposes to amend the Zoning By-law to permit an in-fill residential building on the property at 963 to 967 Pharmacy Avenue. The existing 4-storey rental apartment building and single-detached dwelling will be retained and the place of worship would be demolished. The proposed new building would have a gross floor area of 1,986 square metres resulting in a floor space index (FSI) of 1.32 times the area of the lot when combined with the existing gross floor area on-site (6,065.4 square metres). The proposal would include 20 new rental dwelling units, 31% of which are proposed to be affordable rental units.

The proposed building would be located along the Elm Bank Road frontage and is generally rectangular in shape. The proposed building alternates between 3-storeys and 4-storeys in height which gives the appearance of separate but attached townhouse and low-rise apartment buildings. The proposed minimum building setbacks are:

- 4.1 metres from the south property line on Elm Bank Road;
- 20.8 metres to the west property line on Pharmacy Avenue;
- 4.2 metres to the existing 4-storey apartment building to the north; and
- 16.5 metres to the east property line.

Floor Space Index: 1.32 times the area of the lot.

Dwelling Units: The proposed 20 dwelling units include, 4 one-bedroom units (20%), 12 two-bedroom units (60%) and 4 three-bedroom units (20%). All of the dwelling units are currently proposed as rental and 31% of the units are proposed to be affordable. The existing 72 rental dwelling units on-site will be retained.

Access, Parking and Loading: Two of the three existing curb cuts would remain as-is. The curb cut along Pharmacy Avenue and the western curb cut along Elm Bank Road would remain in the same location as they exist today. The eastern curb-cut along Elm

Bank Road would be narrowed and allow for an extended sidewalk. The existing drop-off area for the site is accessed from the western curb cut along Elm Bank Road and would be re-designed to accommodate the proposed development.

A total of 22 vehicular parking spaces are proposed for the residents of the new building which would be located in the surface parking lot to the east of the development. The 36 existing parking spaces located in the underground garage for the 4-storey apartment building would remain. A total of 20 bicycle parking spaces are proposed to be located at-grade.

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 residential uses which are not currently 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 is required but has not been submitted yet.

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.

City Council has declared a Climate Emergency and set goals to achieve net zero greenhouse gas emissions by 2040 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.

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

- The appropriateness of the proposed site organization.

- The proposed vehicular and pedestrian circulation, outdoor amenity and landscaped areas.
- The adequacy and amount of the amenity space proposed on-site.
- Additional information regarding the existing 4-storey apartment building is required for the assessment of the proposal and relationship with the existing apartment building on-site.
- Staff will assess the appropriateness of the applicant's proposal and tree protection and replacement measures.
- 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.

Other Matters

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a Scarborough Community Council meeting, when a Final Report is prepared.

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 - Looking Northeast
- Attachment 2: 3D Model of Proposal in Context - Looking Southwest
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Zoning By-law Map
- Attachment 7: Application Data Sheet

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



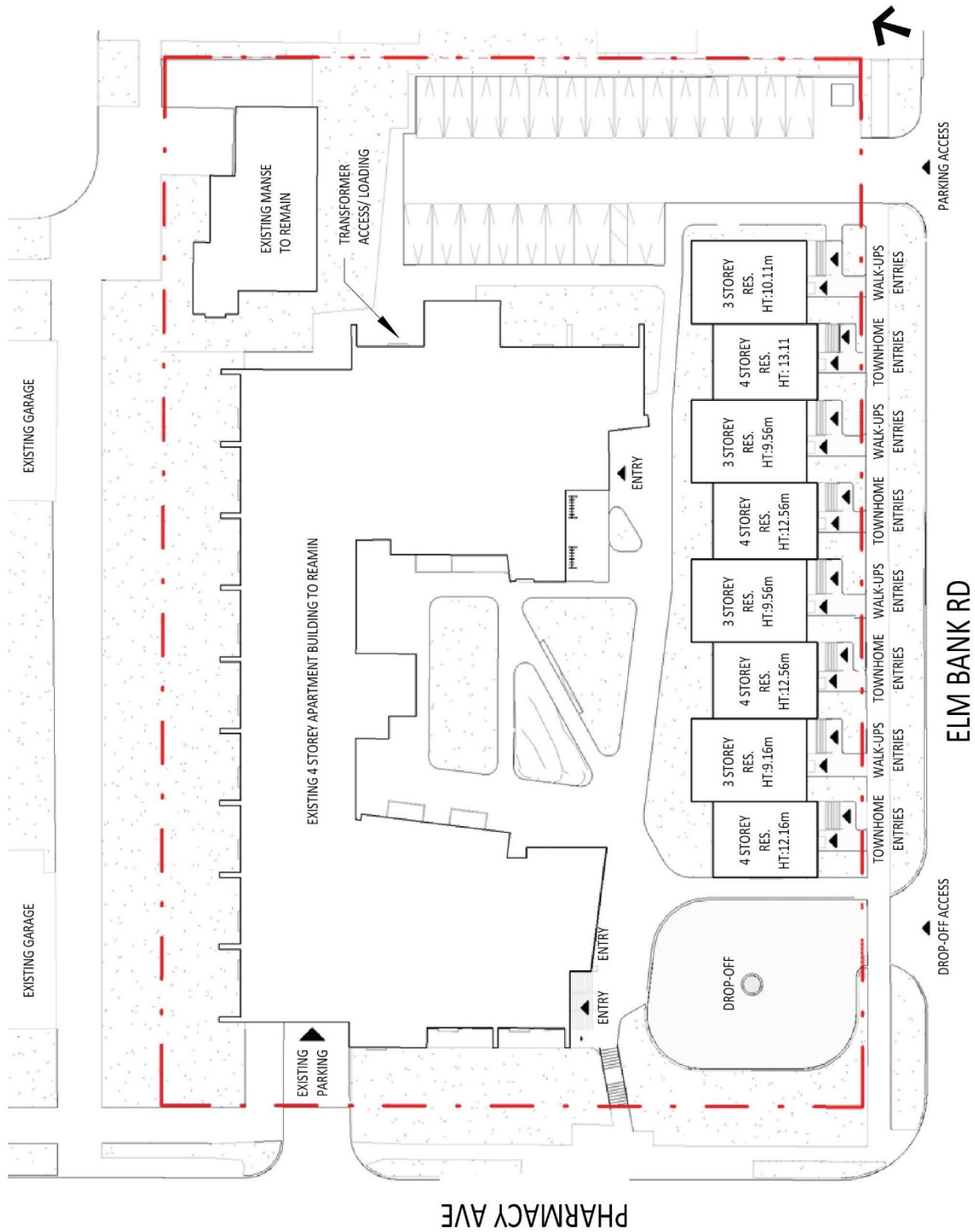
Attachment 2: 3D Model of Proposal in Context - Looking Southwest



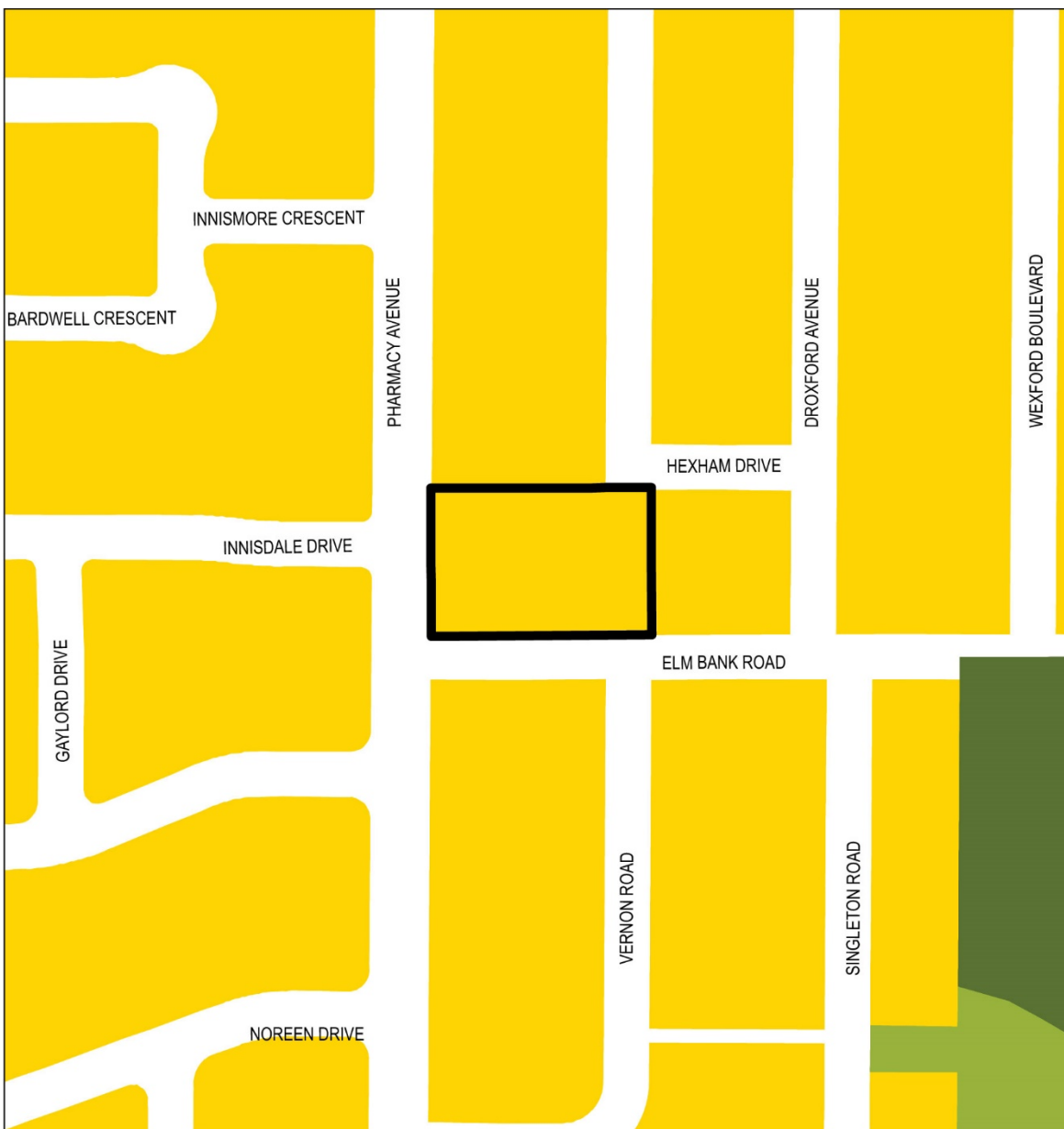
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map 20

963-967 Pharmacy Avenue

File # 22 112137 ESC 21 02



Not to Scale
Extracted: 02/14/2022

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

963-967 Pharmacy Avenue

File # 22 112137 ESC 21 02



Location of Application

RD Residential Detached
I Institutional
ON Open Space Natural
OR Open Space Recreation



Not to Scale
Extracted: 05/02/2022

Attachment 7: Application Data Sheet

Municipal Address: 963 to 967 PHARMACY AVE Date Received: February 8, 2022

Application Number: 22 112137 ESC 21 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: This Zoning By-law application contemplates the development of a mix of 4-storey stacked townhomes and 3-storey walk-up apartments, consisting of a total of 20 residential dwelling units. All units are proposed as rental. 31% of the proposed units are affordable housing.

Applicant	Agent	Architect	Owner
DANA ANDERSON		KPMB Architects	WILMAR HEIGHTS UNITED CHURCH NON-PROFIT HOMES INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: I (x8); Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 6,122 Frontage (m): 64 Depth (m): 95

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,191	1,766	578	2,344
Residential GFA (sq m):	6,065	6,065	1,986	8,051
Non-Residential GFA (sq m):	755			
Total GFA (sq m):	6,820	6,065	1,986	8,051
Height - Storeys:	4	4	4	4
Height - Metres:	18	18	14	18

Lot Coverage Ratio (%) 38.29 Floor Space Index: 1.32

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	8,051	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	72	72	20	92
Freehold:				
Condominium:				
Other:				
Total Units:	72	72	20	92

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			67	5	
Proposed:			4	12	4
Total Units:			71	17	4

Parking and Loading

Parking Spaces:	58	Bicycle Parking Spaces:	20	Loading Docks:	1
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