

TORONTO STAFF REPORT

December 10, 2002

To: Scarborough Community Council

From: Director, Community Planning, East District

Subject: Final Report
Applications to amend the Official Plan & Bendale Community Zoning By-law
1191 Ellesmere Road (Southwest Corner Ellesmere Road & Oakley Boulevard)
Sila W. Chopra
TF CMB 2002 0001
Ward #37

Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law to permit three (3) additional bachelor apartment dwelling units on the ground floor of an existing 5-storey apartment building at 1191 Ellesmere Road.

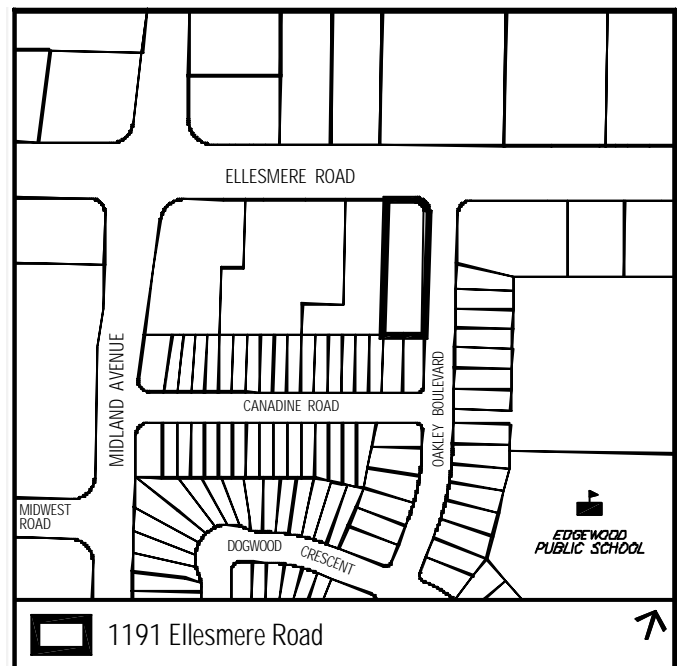
Financial Implications and Impact Statement :

There are no financial implications resulting from the adoption of this report.

Recommendations :

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Scarborough substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Zoning By-law for the Bendale Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7; and



- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

Background:

Proposal

The application is for three (3) additional apartment dwelling units on the ground floor of an existing 5-storey apartment building located on 0.24 ha (0.6 acres). All proposed units are bachelor apartments ranging in area from approximately 37 square metres (398 square feet) to 39.8 square metres (428 square feet). Some existing storage and recreation space would be converted in order to accommodate the proposed units. The total number of dwelling units within the building would increase from 24 to 27. The total number of required parking spaces under current zoning provisions is 27, while 29 parking spaces are proposed.

Site History

Official Plan Amendment 829 consolidated the policies of the Bendale Community Secondary Plan and designated residential lands as either Low Density Residential, Medium Density Residential or High Density Residential based on approved zoned density for higher density residential housing forms. The exact maximum density for this parcel is 105 units per hectare.

The subject apartment building at 1191 Ellesmere Road was completed in 1974 and was zoned "A" Apartment Residential within the Bendale Community Zoning By-law. It was subject to Variance Decision No. 1738 on July 20, 1971, which permitted construction with a reduced side yard setback from the street line of Oakley Boulevard and reduced indoor parking space dimensions. The approval was conditional upon: two additional visitor parking spaces to be provided enclosed on the site; a fence to be constructed on south boundary to be of a material similar to the fence being constructed on the south boundary of the building to the west; trees on the east side to be preserved; and vehicular access to be only from Ellesmere Road.

Site and Surrounding Area

The subject site is 0.24 hectares (0.6 acres) in size and contains a 5-storey, 24 unit residential apartment building. A total of 26 parking spaces serve the existing building, of which 8 parking spaces are carports. Access to the site is from Ellesmere Road with a driveway running along the west side of the building leading to the carports and rear parking area.

There is an existing landscaped area to the front of the building and along the flankage side yard abutting Oakley Boulevard. Various mature trees also exist along the Oakley Boulevard street yard. There is a small pedestrian walkway at the southeast corner of the property towards the rear of the parking area, which allows people access to Oakley Boulevard from the parking lot.

The surrounding area consists of a residential apartment building to the west, single-family & two-family residential homes to the immediate south and to the southeast, neighbourhood commercial to the east and various industrial uses on the north side of Ellesmere Road.

Official Plan

The property is designated High Density Residential which permits apartment development to a maximum net density of 105 units per hectare (42 units per acre), or in this case a maximum of 25 units.

The subject site also falls within the 'Mixed Use Areas' designation within the newly adopted City of Toronto Official Plan. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces. The proposal conforms to the intent of the newly adopted Official Plan.

Zoning By-law

The subject land is currently zoned Apartment Residential (A) Zone in the Bendale Community Zoning By-law, No. 9350 and this zone permits apartment buildings. Site specific standards include one suite (individual dwelling unit) per 99 square metres (1,065 square feet) of lot area, minimum 9 metre (29 feet) setback for buildings erected on corner lots, minimum floor area of 37 square metres (398 square feet) for a bachelor suite, maximum 50% of ground floor or first floor area to be utilized for dwelling units, minimum 92 square metres (990 square feet) of ground floor to be utilized as recreation room, in "A" zones a 1.5 metre (4.9 feet) strip of land immediately abutting "S" or "T" zones is required for landscaping, and no parking space is permitted within any street yard .

Site Plan Control

The property falls within an area subject to Site Plan Control Approval. Currently there is no approved site plan for the existing building as it predates site plan control. No changes to the building envelope or elevations are required as a result of the proposed units. However, some minor changes with respect to landscaping, fencing, parking layout and upgrading of the walkway will be required. A Site Plan Control Application has been filed.

Reasons for Application

Amendments to the Scarborough Official Plan and Bendale Community Zoning By-law are required to recognize the increased density and Zoning By-law performance standard non-conformities as a result of the additional 3 bachelor apartment units. The Scarborough Official Plan provides for a maximum of 105 units per hectare whereas a total of 111 units per hectare are proposed.

The requested intensity of use performance standard is to permit one suite per 90 square metres (968 square feet) of lot area to accommodate 27 units total on site. Additional amendments to performance standards include: permitting 4 parking spaces to be located within the street yard

of Oakley Boulevard, whereas no required parking space can be located in any street yard; a reduced landscaping strip of 0.75 metres (2.5 feet), whereas a 1.5 metre (4.9 feet) landscaping strip is required abutting an “S” or “T” zone; and a reduced ground floor recreation room of 52.24 square metres (562 feet), whereas a minimum of 92 square metres (990 square feet) of ground floor to be utilized as a recreation room is required.

Community Consultation

A Community Consultation meeting was held on September 5, 2002 and was chaired by Planning staff. In addition to notifying landowners and residents within 120 metres of the site, notice of the meeting was also sent to Donwood Park Community Association and Midland Park Residents' Association as directed by Scarborough Community Council. The meeting was attended by a total of 7 people, 2 were residents from the area and the remaining were comprised of Planning staff and the applicant's team.

The two residents in attendance had concerns with regards to parking. It was their opinion that there is an inadequate number of parking spaces serving the site as evidenced by on-street parking. A resident of the building advised there were a number of carport parking spaces that are vacant and are not used. Further, the resident was concerned that at the intersection of Canadine Road and Oakley Boulevard, vehicles must “creep” forward so they can have a clear view of the road before making a turn. Commercial vehicles are also being parked at 1191 Ellesmere Road and on neighbouring streets.

A tenant indicated that there is no recreation space within the building and recreation space as identified on the original floor plans is locked and tenants have never had access to these rooms. They have been used as owner's personal storage rooms.

A resident indicated the pedestrian walkway at the eastern edge of property from Oakley Boulevard to the apartment building at 1191 Ellesmere Road was in poor condition along with the fence at the southern property edge. Improving the walkway, fence and maintaining the existing landscaping along the eastern edge of the property were also raised as issues of importance.

Access to the garbage room on the main floor for the new units is an issue. The garbage room is either accessed from the outside of the building or from garbage chutes on upper levels. There is no internal access from the main floor.

Other matters brought before staff at the meeting were: the location of new mailboxes in the main vestibule; and a possibility of flooding within the furnace room.

Two letters from neighbouring residents were received who could not attend the meeting. The main concern expressed by both residents was parking. Reference was also made to maintaining the landscaping, fence and adhering to the variance conditions as outlined in Variance #1738, July 20, 1971.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

Parking

The property exceeds current by-law parking standards and the owner has indicated that there are 10 tenants within the building that are not currently renting a parking space, as they have no vehicles. There are a total of 7 vacant parking spaces as some spots are taken by tenants who have more than one vehicle.

Planning staff visited the site on Sunday, December 1, 2002 and Wednesday, December 4, 2002 between 22:15 and 23:15 hours. During the initial visit staff noted that there were no vehicles parked on Oakley Boulevard or any vehicles parked in the immediate vicinity of the Oakley Boulevard / Canadine Road intersection. The second visit revealed that there was one vehicle parked on Oakley Boulevard and a number of vehicles parked on Canadine Road closer to Midland Avenue. Staff determined through license registration traces that none of these vehicles were registered to 1191 Ellesmere Road. During the site visits, it was noted that there were vacant parking spaces within the parking lot of the building. City staff have been unable to find evidence that a parking problem actually exists and if one develops, police enforcement appears to be a viable solution. The development proposal will exceed the minimum Zoning By-law parking requirement.

Recreation Room

The Landlord has indicated that the proposed recreation rooms will be cleaned out and will be made usable to tenants. The Landlord has agreed to meet with some of the tenants to gather ideas, which would meet their approval. The proposed floor plan also indicates a storage room to house recreational equipment such as bicycles. The storage room is for tenant use in co-operation with the Building Supervisor in order to control access and theft. Planning staff will confirm that the storage and recreation rooms are accessible prior to site plan approval.

Landscaping

An application for Site Plan Approval has recently been submitted. Issues with respect to maintaining the existing trees along the east property line, walkway to Oakley Boulevard, landscaping buffer and parking lot re-alignment can be reviewed through the site plan process.

Garbage

The applicant has indicated that access to the garbage room will be provided from the ground floor. This can be addressed through site plan approval.

Mailboxes

There is mail delivery currently and Canada Post will require its specifications to be observed.

Furnace Room

The applicant and superintendent advise that the furnace room is designed to contain any flooding which may occur, but indicate that there has been none.

Conclusions:

The proposed Official Plan and Zoning By-law Amendments, with suitable development standards to address technical concerns, represent appropriate continued residential use of the site. The proposal allows for minor intensification of the site, includes the required parking, allows for only limited changes to the exterior of the site and can be accommodated from a technical standpoint. It is recommended that Council approve the draft Official Plan and draft Zoning By-law Amendments, as shown on Attachments 6 and 7 respectively.

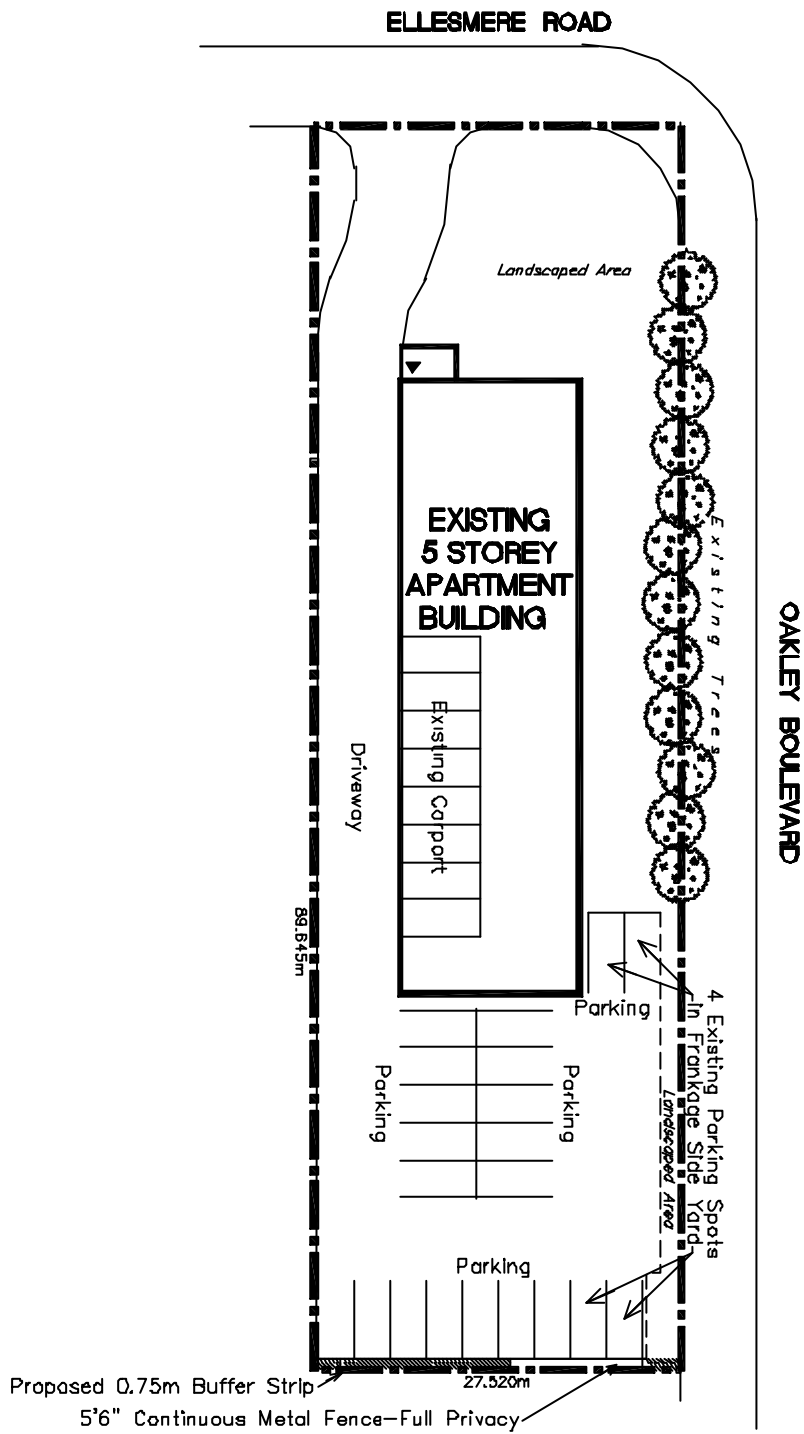
Contact:

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Planner
(416) 396-5279
(416) 396-4265
jandree@toronto.ca

Ted Tyndorf
Director, Community Planning, East District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Floor Plan
Attachment 3: Zoning
Attachment 4: Official Plan
Attachment 5: Application Data Sheet
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment



Site Plan

Applicant's Submitted Drawing

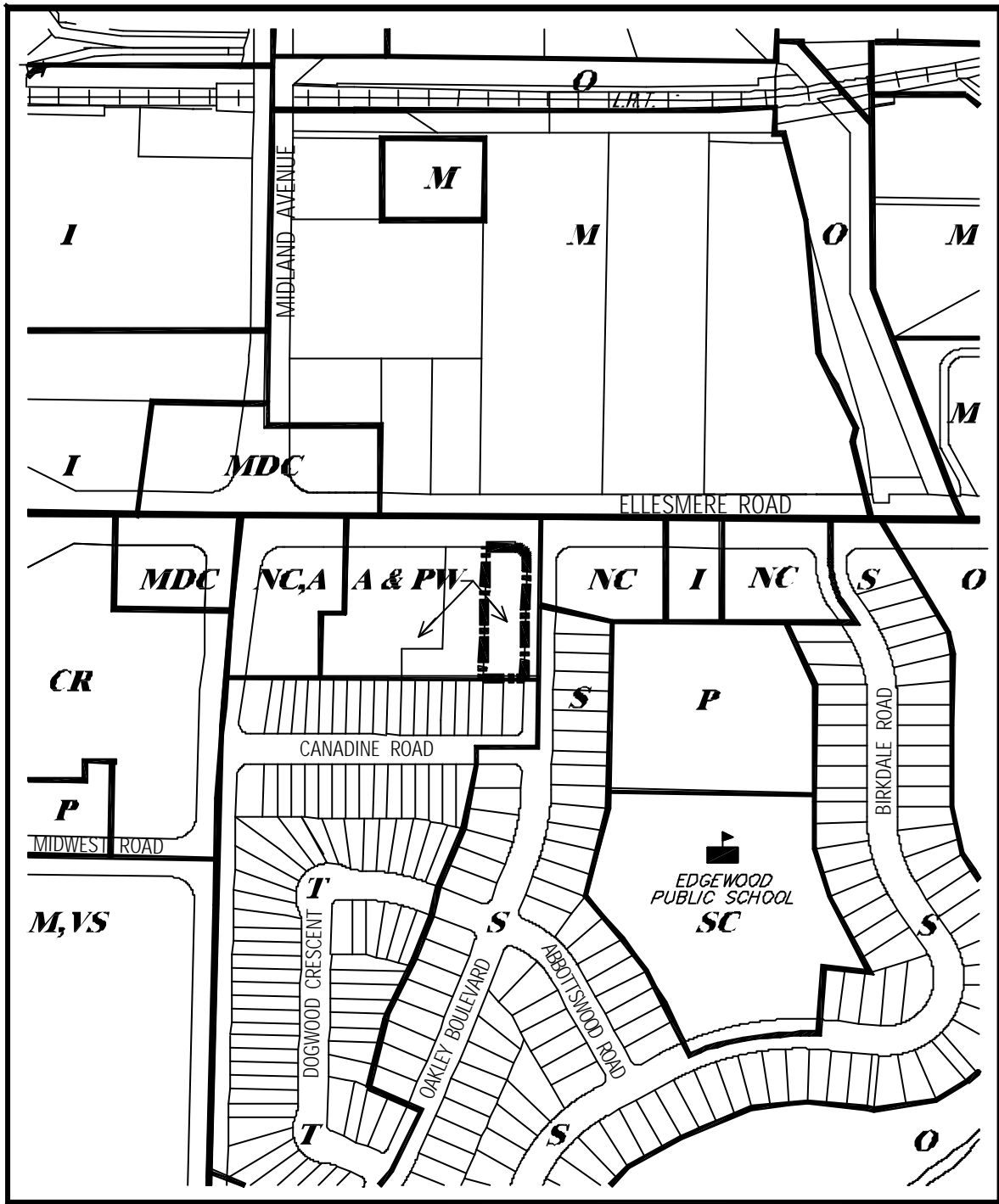
1191 Ellesmere Road

File # TF CMB 2002 0001



Not to Scale
04/16/2002 - JA
CMB20020001-s

Attachment 1

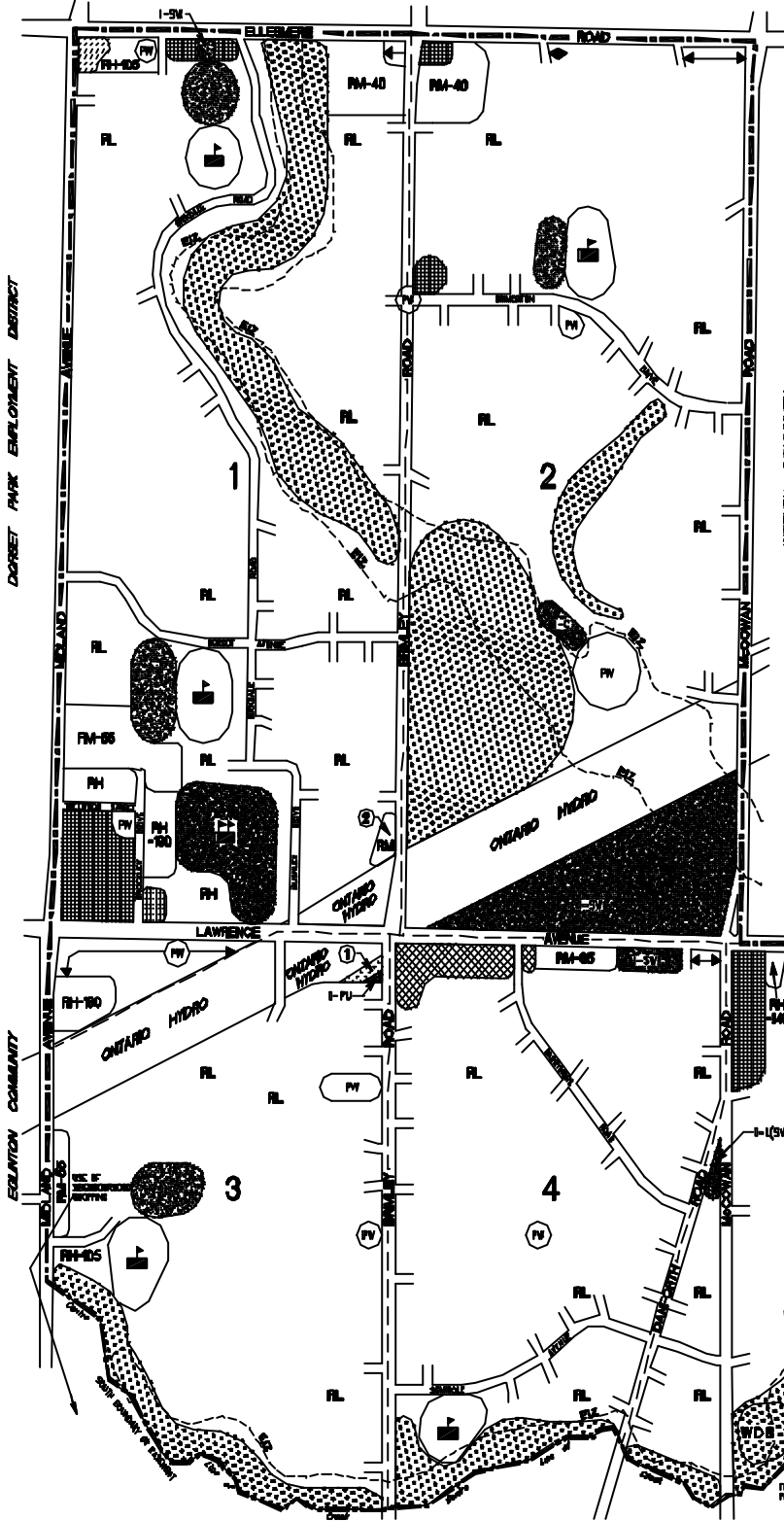


- | | |
|------------------------------------|------------------------------------------------|
| S Single-Family Residential | P Park |
| T Two-Family Residential | SC School |
| A Apartment Residential | CR Commercial/Residential Zone |
| NC Neighbourhood Commercial | I Industrial Zone |
| J Institutional | M Industrial District Commercial Zone |
| PW Place(s) of Worship | MDC Industrial District Commercial Zone |
| O Major Open Spaces | VS Vehicle Service Zone |

Not to Scale
 Bendale Community; Dorset Park & Progress (West) Employment By-laws
 Extracted 04/16/2002 - JA

LOT 26 25 24 23 22

PROGRESS EMPLOYMENT DISTRICT



LEGEND

- RL** LOW DENSITY RESIDENTIAL
- PM** MEDIUM DENSITY RESIDENTIAL (NUMBER REPRESENTS THE MAXIMUM DENSITY IN UNITS PER HECTARE)
- FH** HIGH DENSITY RESIDENTIAL (NUMBER REPRESENTS THE MAXIMUM DENSITY IN UNITS PER HECTARE)
- RESIDENTIAL MIXED USE**
- COMMUNITY COMMERCIAL**
- NEIGHBOURHOOD COMMERCIAL**
- HIGHWAY COMMERCIAL USER**
- COMMERCIAL MIXED USE**
- OFFICE USER**
- NEIGHBOURHOOD PARK**
- OPEN SPACE**
- INSTITUTIONAL USER**
 (FL) PARK, (LW) LIBRARY, (SO) SOCIAL WELFARE, (CA) CARE CENTRE, (HE) HEALTH CARE, (RE) RECREATION
- PUBLIC SCHOOL**
- SECONDARY SCHOOL**
- PLACE OF WORSHIP**
- NUMBERED POLICY**
- WASTE DISPOSAL SITE**
- ENVIRONMENTAL IMPACT ZONE**
- NEIGHBOURHOOD BOUNDARY and NUMBER**
- COMMUNITY / EMPLOYMENT DISTRICT BOUNDARY**

THIS MAP INCORPORATES AMENDMENT No.

AMENDMENT No.	NUMBERED POLICY
877	1
900	2
901	2



Attachment 4

OFFICE CONSOLIDATION ONLY - FOR ACCURATE REFERENCE CONSULT ORIGINAL BY-LAW

BENDALE COMMUNITY SECONDARY PLAN

FIGURE 4.5

URBAN DEVELOPMENT SERVICES
 150 BROADVIEW DRIVE SCARBOROUGH ONTARIO
 M1P 4K7 (416) 304-7888

CON. 1

CON. D

Attachment 5

APPLICATION DATA SHEET

Combination

Site Plan Approval: No
 Rezoning: Yes
 O.P.A.: Yes

File Number:
 Application Number: **TF CMB 2002 0001**
 Application Date: 02/11/2002

Municipal Address: 1191 Ellesmere Rd
 Nearest Intersection: Ellesmere Road & Midland Avenue
 Project Description: RESIDENTIAL RENTAL BUILDING

Applicant:
 URBIS ENGINEERING LTD.
 130 BRIDGELAND AVENUE
 TORONTO, ON M1G1Z4
 (416) 502-0925

Agent:

Architect:

Owner:
 SILA W. CHOPRA
 4999 TUFFORD RD.N., BOX 114,
 RR 1
 BEAMSVILLE, ON L0R1B1

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: High Density Residential
 Zoning District: Apartment Residential (A) Zone
 Height Limit (m): 0
 Site Specific Provision:
 Historical Status:
 Site Plan Control Area: No

PROJECT INFORMATION

Site Area: 2447.47
 Frontage: 27.43
 Depth: 89.89

Height: Storeys: 5
 Meters: 13

	Indoor	Type	Outdoor	Type	Off Site	Leased
Ground Floor GFA: 592.72	Parking Spaces: 8	(Carports)	21		0	0
Residential GFA: 0	Loading Docks: 0		0			
Non-Residential GFA: 0			0			
Total GFA: 0			0			

DWELLING UNITS

Tenure Type: N/A
 Rooms: 0
 Bachelor: 3
 1 Bedroom: 9
 2 Bedroom: 15
 3+ Bedroom: 0
 Total New Units: 3
 Total Existing Units: 24
 Total Proposed Units: 27

FLOOR AREA BREAKDOWN

	Above Grade	Below Grade
Residential GFA:	0	
Retail GFA:	0	
Office GFA:	0	
Industrial GFA:	0	
Industrial/Other GFA:	0	

COMMENTS

Current Status: Open
Latest Event Received
Target Date
Actual Date 02/11/2002
Outcome
 Data Valid: Feb 13, 2002 4:23:35 PM
 Area: District - D
 Planner: Andreevski, John
 Planning Office: Toronto - East (TF)
 Phone: (416) 396-5279

Draft

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on February 4, 5 and 6, 2003.
Enacted by Council: ~, 2003

CITY OF TORONTO

BY-LAW No. ~-2003

To adopt Amendment No. 1099 of the Official Plan for the former City of Scarborough.

WHEREAS authority is given to Council by the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 1099 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule "I" is hereby adopted.

ENACTED AND PASSED this ~ day of ~, A.D., 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1099 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**Sila W. Chopra
1191 Ellesmere Road**

The following Text and Map, designated as Schedule "I", constitute Amendment No. 1099 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official Plan, Secondary Plan for the Bendale Community Secondary Plan).

The sections headed "Purpose and Location" and "Basis" are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

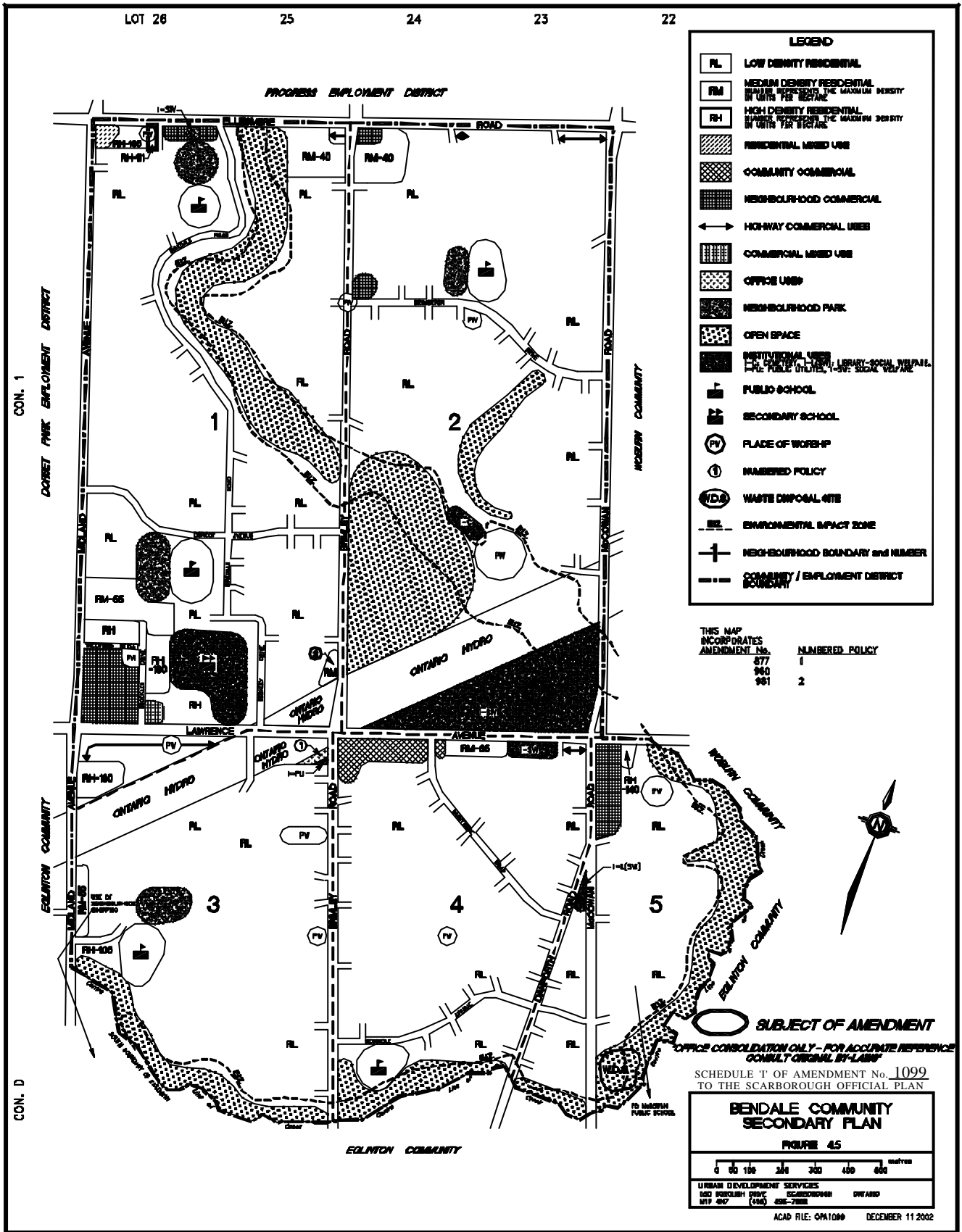
This amendment provides for an increase in units per hectare within the High Density Residential designation to a maximum density of 111 units per hectare, for the property located at the south-west corner of Ellesmere Road and Oakley Boulevard, as shown on the attached Schedule "T".

BASIS:

This amendment results from an application to amend the Official Plan for the property located at 1191 Ellesmere Road, with the associated Zoning By-law Amendment and Site Plan Control Approval applications. This amendment will facilitate three additional bachelor apartment dwelling units on the ground floor of the existing 5-storey, 24-unit apartment building, and is desirable minor intensification of the site.

OFFICIAL PLAN AMENDMENT:

- A. The Bendale Community Secondary Plan Land Use Map (Figure 4.5) is amended by deleting the High Density Residential designation with a maximum density of 105 units per hectare and replacing it with High Density Residential designation with a maximum density of 111 units per hectare.



Draft

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on February 4, 5 and 6, 2003

Enacted by Council: ~, 2003

CITY OF TORONTO

BY-LAW No. ~-2003

**To amend Scarborough Zoning By-Law No. 9350, as amended,
with respect to the Bendale Community.**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

Therefore, the Council of the City of Toronto enacts as follows:

1. Schedule "A" of the Bendale Community is amended by deleting Performance Standards 13 and 92, and adding Performance Standards 121 and 159 so that the amended zoning shall read as follows on Schedule "1":

A – 23 – 26 – 44 – 46 – 71 – 81 – 84 – 119 – 121 - 159 and PW

2. Schedule "B", **PERFORMANCE STANDARD CHART**, is amended by adding Performance Standards 121 and 159 as follows:

MISCELLANEOUS

121. Minimum 51 m² of ground floor to be utilized as recreation room.

INTENSITY OF USE

159. One suite (individual **dwelling unit**) per 90 m² of lot area.

3. Schedule "C", **EXCEPTIONS LIST**, is amended by adding the following Exception No. 9 with respect to lands as shown on Schedule "2":

9. On those lands identified as Exception No. 9 on Schedule "2", the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with the Exception, shall continue to apply:

- (a) A maximum of 4 parking spaces shall be permitted within the **street yard** of Oakley Boulevard and only within 37 m of the **rear lot line**.

(b) Clause VI, Section 5 – Landscaping Requirements shall not apply.

ENACTED AND PASSED this ~ day of ~, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'

Lot 26



