

**3560 St. Clair Avenue East - Zoning Amendment
Application - Preliminary Report**

Date:	March 18, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	13 123512 ESC 35 OZ

SUMMARY

This application proposes the construction of a four storey residential condominium building with 92 units at 3560 St. Clair Avenue East.

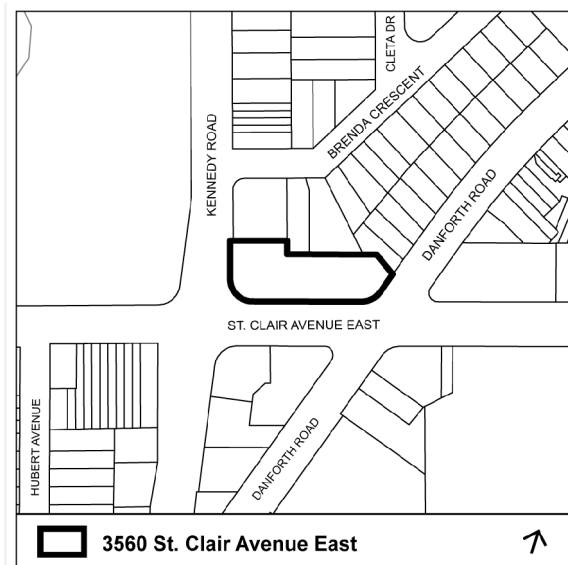
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3560 St. Clair Avenue East together with the Ward Councillor.



2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant has applied for an amendment to the Zoning By-law to permit the construction of a four storey residential "L" shaped condominium building with a total gross floor area of 7,701 square metres (82,893 square feet). A total of 92 residential units are proposed in a variety of one to three bedroom layouts. The proposed average unit size is approximately 65 square metres (700 square feet). The overall height of the building is 13.6 metres (45 feet), excluding the 5 metre (16 foot) high mechanical penthouse. The overall development density is 2.09 times the lot area.

The applicant proposes to provide 90 residential and 10 visitor parking spaces in an underground parking garage accessed via a two-way driveway on Kennedy Road. The underground parking garage also contains resident bicycle parking. Residential waste handling, loading and moving facilities are located at grade and are screened from public view at the rear of the building. One additional visitor parking space and two car share parking spaces are also proposed at grade, for a total of 103 parking spaces.

The residential condominium building is proposing a variety of residential amenity areas. Indoor residential amenity area is proposed at a rate of 3.2 square metres per unit for a total of 300 square metres (3,229 square feet), which includes a party room, lounge and gym on the ground floor. Outdoor residential amenity area is proposed at a rate of 9.6 square metres per unit for a total of 886 square metres (9,537 square feet), which includes 153 square metres on the roof top and 733 square metres of soft landscaping at grade.

Refer to Site Plan – Attachment 1, Elevations – Attachment 2, Perspective Drawing – Attachment 3 and the Application Data Sheet – Attachment 5 for additional project information.

Site and Surrounding Area

The site is located at 3560 St. Clair Avenue East and has an approximate area of 3,677 square metres (39,579 square feet) with a flat topography and an irregular shape. The site

was previously used as a gas station. Today the site is vacant with four driveway accesses to serve the site. The site is bounded by St. Clair Avenue East to the south, Kennedy Road to the west and Danforth Road to the east with a frontage of approximately 74 metres along St. Clair Avenue East, 26 metres of frontage along Kennedy Road and 17 metres along Danforth Road.

The surrounding land uses in the vicinity of the site can be described as follows:

North: automotive sales facility and low density residential uses;

East: gas bar and institutional uses across from Danforth Road;

South: auto repair and sales and retail/commercial uses across from St. Clair Avenue East; and

West: Pine Hills Cemetery across from Kennedy Road.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated as a Mixed Use Area in the 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, open space and utilities.

Development within Mixed Use Areas will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- provide for new jobs and homes;

- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Official Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale Neighbourhoods;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

This proposal will be reviewed against the policies described above as well as the policies of the City's Official Plan as a whole.

Zoning

The subject property is currently zoned Highway Commercial (HC) in the Kennedy Park Community Zoning By-law No. 9276. The Highway Commercial zone permits day nurseries, places of worship, and highway commercial uses which include uses such as the following: automobile service stations, funeral homes, hotels and motels, libraries and art galleries, limited retail shopping, professional and business offices, and recreational uses. The existing density shall not exceed 40% of the area of the lot. Refer to Zoning Map – Attachment 4.

Site Plan Control

The development is subject to Site Plan Control. A site plan control application has been submitted by the applicant and will be reviewed concurrently with the rezoning application.

Tree Preservation

The applicant has submitted an arborist report indicating that 3 private trees will require removal if the proposed development is approved. They have also submitted a landscape plan which includes replacement tree planting. A total of 9 new private trees are proposed to be planted within the site, and another 6 new trees on the City boulevard. The arborist report and landscape plan have been circulated to Urban Forestry for review.

Reasons for the Application

The Zoning By-law amendment is required to permit the change of use from a Highway Commercial zone to a Residential zone to permit the proposed four storey condominium building with 92 residential units. Appropriate zoning standards are also required to accommodate the proposed development.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- survey;
- architectural plans including site plan and building elevations;
- massing perspectives;
- site servicing and grading plan;
- landscape plan;
- planning rationale;
- functional servicing and storm water management reports;
- environmental report;
- transportation review report;
- noise assessment;
- shadow studies;
- arborist report; and
- Toronto Green Standard Checklist.

City staff are reviewing the application for completeness.

Issues to be Resolved:

Height, Massing and Density

The applicant proposes to construct a 4 storey building with a height of 13.6 metres (45 feet), excluding the 5 metre (16 foot) high mechanical penthouse, and a proposed density of 2.09 times the lot area. The appropriateness of the proposed height, massing and density needs to be evaluated in terms of the surrounding context and impacts on adjacent properties and land uses.

Traffic Impact

The applicant has submitted a traffic impact study for the proposed 92 residential unit condominium building. This study has been circulated to the appropriate City divisions and agencies for review and comment.

Servicing

A site servicing and stormwater management report prepared by Politis Engineering Ltd has been submitted in support of the development application. The report has been circulated to the City's Technical Services Division for review and comment.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environmental policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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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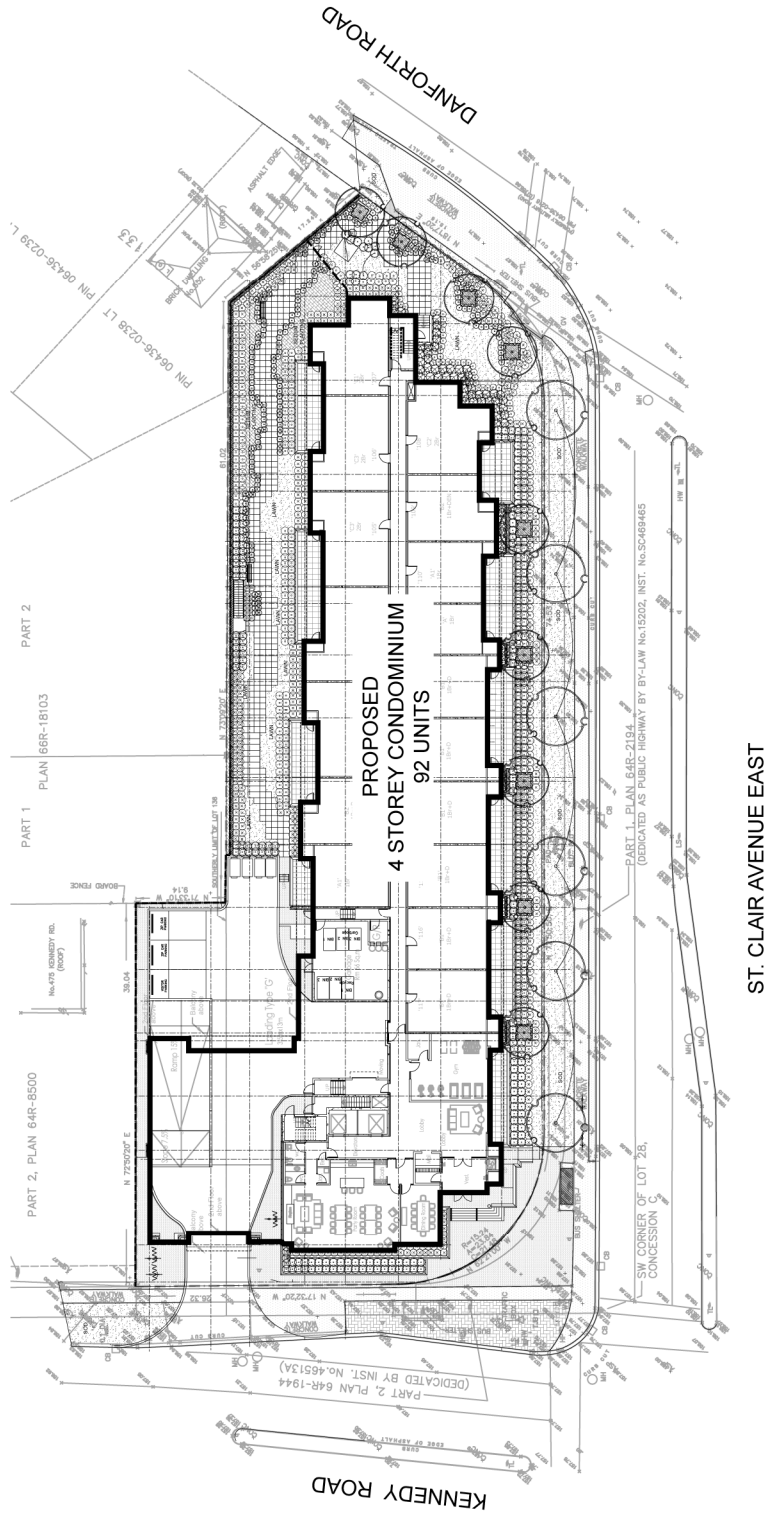
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Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Perspective Drawing
Attachment 4: Application Data Sheet
Attachment 5: Zoning

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

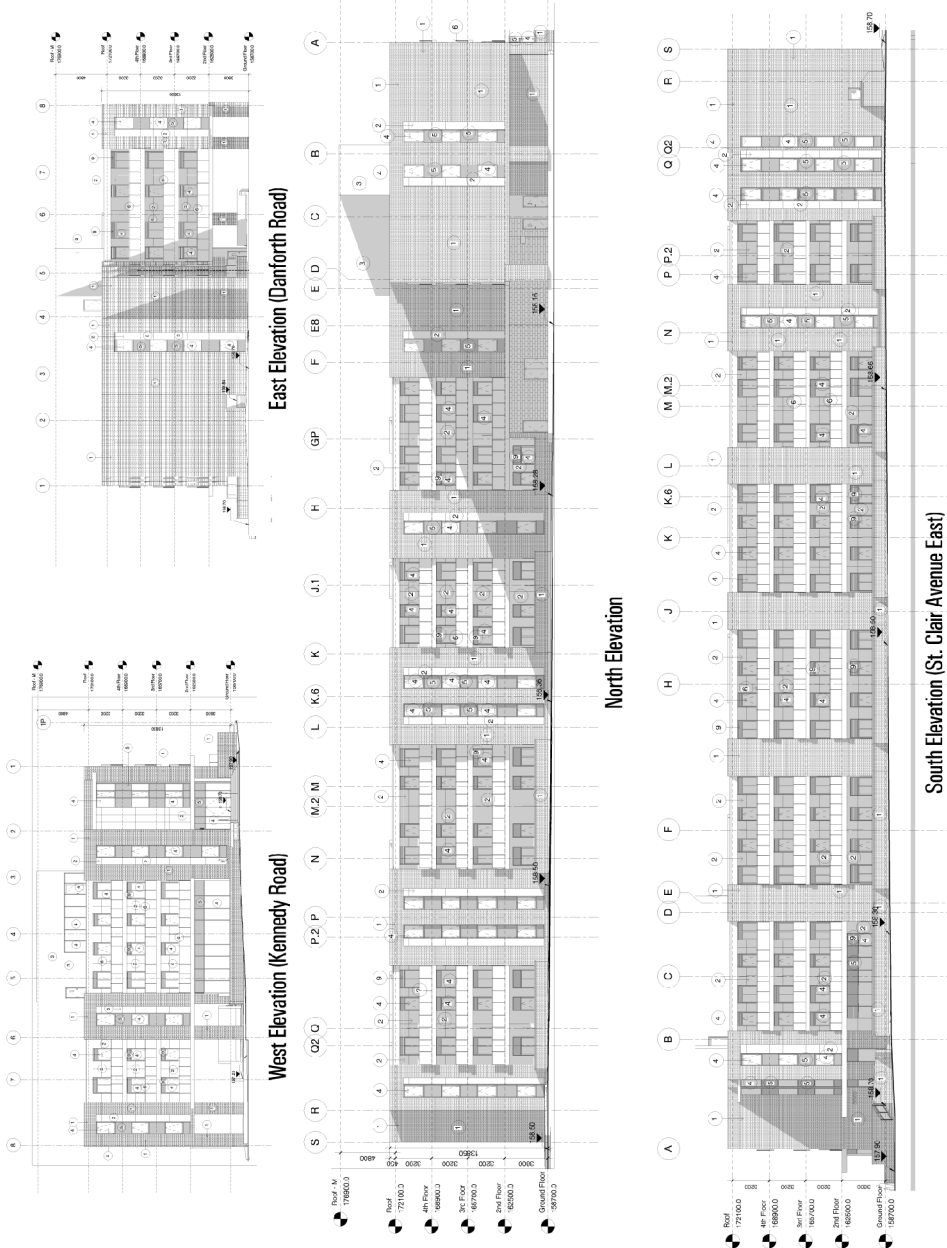
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3560 St. Clair Avenue East

File # 13 123512 ESC 35 0Z

Attachment 2: Elevations



Elevations
 Applicant's Submitted Drawing

3560 St. Clair Avenue East

Not to Scale
 3/6/13

File # 13 123512 ESC 35 0Z

Attachment 3: Perspective Drawing



Perspective

Applicant's Submitted Drawing

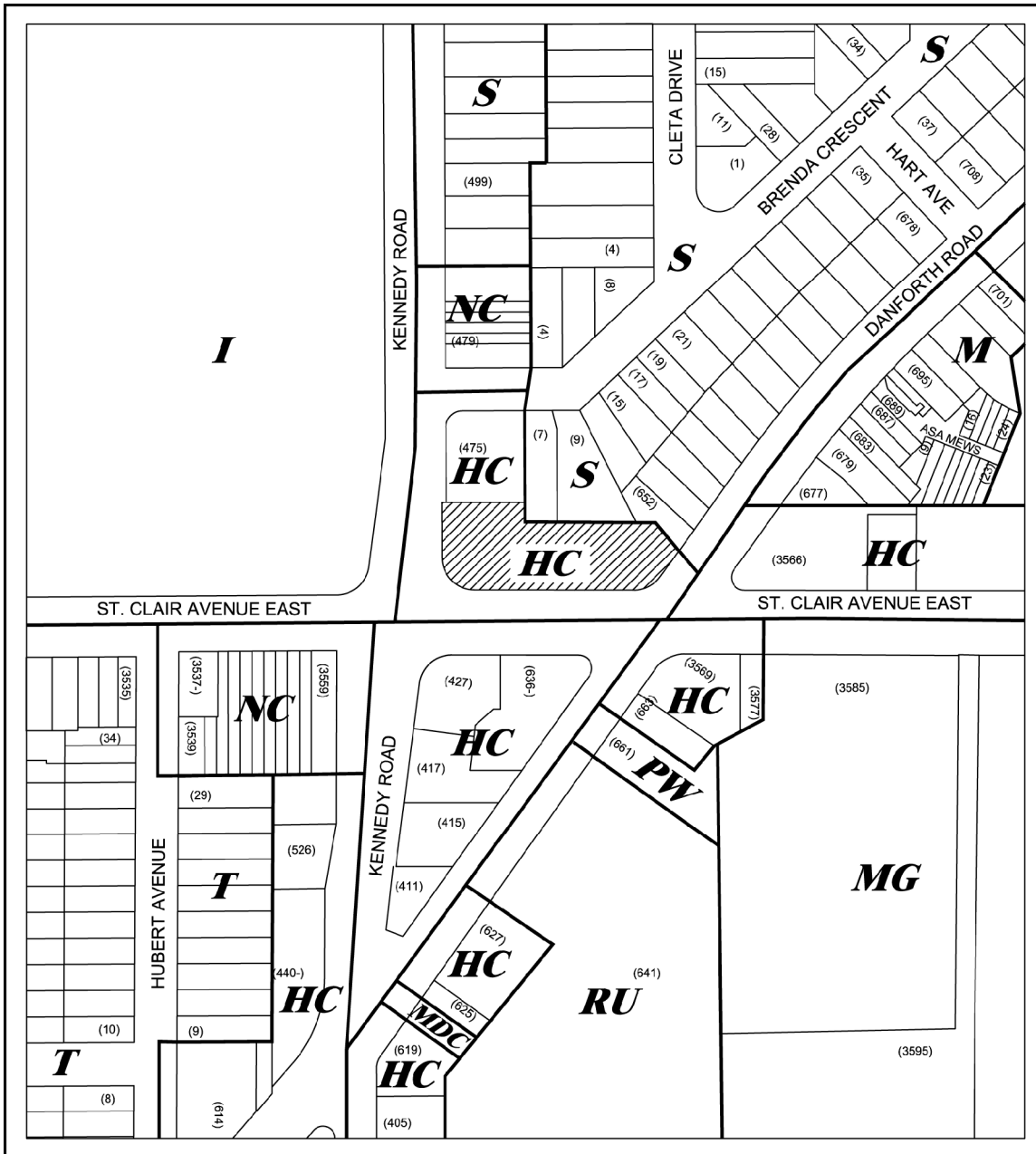
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3560 St. Clair Avenue East

File # 13 123512 ESC 35 0Z

Attachment 4: Zoning



Zoning Kennedy Park Community

3560 St. Clair Avenue East

File # 13 123512 ESC 35 0Z

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|---|-----------------------------|------------|-------------------------------------|-----------|------------------------|
|  | Location of Application | HC | Highway Commercial | PW | Places Of Worship Zone |
| S | Single-Family Residential | I | Institutional Uses | RU | Recreational Zone |
| T | Two-Family Residential | MDC | Industrial District Commercial Zone | | |
| M | Multiple-Family Residential | MG | General Industrial Zone | | |
| NC | Neighbourhood Commercial | | | | |

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Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 123512 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	February 22, 2013

Municipal Address: 3560 ST CLAIR AVE E
 Location Description: CON C PT LOT 28 PLAN 3507 PT LOT 136 S30FT OF LOT 136 **GRID E3503
 Project Description: Proposed 4-storey, 92 unit residential condominium development.

Applicant:	Agent:	Architect:	Owner:
ARMSTRONG HUNTER AND ASSOCIATES			ST CLAIR BIRCH PROPERTIES INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	HC-Highway Commercial	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3677	Height:	Storeys:	4	
Frontage (m):	74.53		Metres:	18.6	
Depth (m):	Irregular				
Total Ground Floor Area (sq. m):	1655				Total
Total Residential GFA (sq. m):	7701		Parking Spaces:	103	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	7701				
Lot Coverage Ratio (%):	45				
Floor Space Index:	2.09				

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	47
2 Bedroom:	42
3 + Bedroom:	3
Total Units:	92

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	7701		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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