

**Preliminary Report
Official Plan and Zoning Applications
10 Chichester Place**

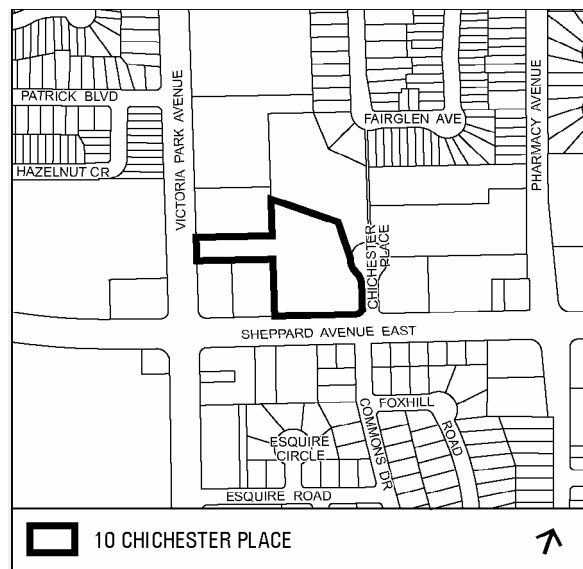
Date:	December 20, 2006
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 40 - Scarborough-Agincourt
Reference Number:	File No. 06 187066 ESC 40 OZ

SUMMARY

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

Applications to amend the Official Plan and Zoning By-law have been submitted to amend the community benefits previously secured under Section 37 of the Planning Act that required the development of a new, purpose-built, rental apartment building at 10 Chichester Place.

The applications should proceed through the standard planning review process. A Final Report and a Public Meeting will be scheduled once all the identified issues have been resolved and the required information is provided in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

FINANCIAL IMPACT

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

DECISION HISTORY

In 2005, the Ontario Municipal Board (OMB) approved official plan and zoning by-law amendments, and a site plan control approval application, to permit the development of a new purpose built, 20 storey, 210 unit infill rental apartment building on the site. A 16 storey, 220 unit rental apartment building currently exists on the site and will be retained. The approved Site Plan concept is shown on Attachment 1.

The overall density of development permitted as a result of these approvals is approximately 300 dwelling units per hectare. The permitted density of development prior to these approvals was approximately 150 dwelling units per hectare.

ISSUE BACKGROUND

As part of the 2005 approvals, a detailed package of Section 37 community benefits to be provided, in return for the increase in height and density of development, was agreed upon and the applicants executed a Section 37 agreement to secure all these matters and the terms and conditions under which they are to be provided. Generally, the community benefits secured require the Owners to:

- (1) maintain the existing 220 apartment units as rental for a minimum period of 15 years;
- (2) improve the existing rental building and site (ie. outdoor pool upgrades, resident allotment gardens, pedestrian pathways, play structure, underground parking garage upgrades) with no pass-through of the capital costs in the rents to the tenants;
- (3) provide and maintain 210, purpose built rental apartment units with mid-range rents; and

- (4) prepare a construction mitigation and tenant communication plan for the tenants of the existing rental building.

Proposal

The applicants advise that they wish to develop the proposed, 20 storey apartment building as a condominium instead of as a rental building. As a result, they have applied to amend the official plan and zoning by-law amendments approved by the OMB to delete all requirements related to the provision of a new, purpose built rental apartment building. The applicants have indicated that they are prepared to provide substitute alternative benefits and have requested that the City assist them in determining what these should be. No changes to the balance of the community benefits previously secured are proposed.

Site and Surrounding Area

The site is located near the north-east corner of Victoria Park Avenue and Sheppard Avenue East. The site, which is irregular in shape, is approximately 1.5 hectares in lot area and has frontage on Sheppard Avenue East, Chichester Place and Victoria Park Avenue. A City storm and sanitary sewer easement runs diagonally through the north portion of the site. A 16 storey apartment building, with vehicular access from Chichester Place only, is located on the site.

North: 14 storey apartment building at 20 Chichester Place and a 15 storey apartment building on Victoria Park Avenue.

South: Vacant land and low density residential uses on the south side of Sheppard Avenue East. The vacant lands are zoned to permit an 8 storey apartment building.

East: 10 storey apartment building.

West: Commercial uses, including a small plaza and bank, located at the north-east corner of Victoria Park Avenue and Sheppard Avenue East.

Official Plan

The new Official Plan is in effect, with the exception of two housing policies [Policies 3.2.1.5(b) and 3.2.1.9(b)], the definitions of affordable rental housing and affordable ownership housing, Policy 3.1.2.5 (Built Form), Policy 4.2.3 (c) (Apartment Neighbourhoods) as well as the policies in regard to the floodplain “Special Policy Areas”. The policies in the former City of Scarborough Official Plan and Metro Plan respecting these areas remain in effect. Notwithstanding the fact that Policies 3.2.1.5 b) and 4.2.3 c) of the new Official Plan (relating to rental property improvements and a community benefit for existing residents) are not yet in effect, OPA No. 1132 to the Scarborough Official Plan, approved by the OMB on March 8, 2005, did secure improvements to the existing rental property with no pass through of such costs to the tenants.

On the Urban Structure map to the Plan the site is shown as part of an “Avenues” which applies to the lands on Sheppard Avenue from North York Centre to just east of Brimley Road. “Avenues”, generally, are areas where new, incremental growth can occur along major streets where there are reurbanization opportunities supported by public transit.

The site is designated as “Apartment Neighbourhoods” (see Attachment 3). Apartment Neighbourhoods consist of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the area residents. Apartment neighbourhoods are generally considered to be stable areas where major growth is not anticipated. Infill development may be permitted provided it meets development criteria established by the Plan which are intended to contribute to the quality of life of local residents.

Zoning

The site is located within the Apartment Residential (A) Zone under the L’Amoreaux Community Zoning By-law, as amended, of the former City of Scarborough. The site specific zoning includes density and height permissions (in terms of dwelling units per hectare and metres) that permit the proposed 210 unit, 20 storey infill apartment building. The zoning also details the Section 37 community benefits required to be provided.

Site Plan Control

The lands are located within a Site Plan Control Area. The OMB approved the applicant’s proposed site plan, however, a site plan agreement was not executed.

Reasons for the Application

The applicants wish to develop the new apartment building as a condominium instead of as rental housing. Amendments to the official plan and zoning by-law are required given they require the Owners to provide new purpose built rental housing on the site in return for the additional height and density of development permitted.

COMMENTS

Issues to be Resolved

Housing Issues

Other housing issue considerations include ensuring that the secured improvements to the existing rental building and site to benefit the tenants are retained or acceptable alternatives provided, and that the period of time for securing the existing building as rental housing meets current City practices.

The applicant’s request to delete the requirement to provide up to 220 new rental housing units will result in no new rental housing being provided on the site. The provision of new rental housing remains an important priority of the City’s Official Plan. One of the considerations in reviewing this application is the loss of this housing benefit and options for providing an alternate housing benefit.

Community Benefits

Suitable alternate community benefits will need to be determined to replace the purpose built, mid-range rental apartment units no longer proposed. Alternate benefits may include either a replacement housing benefit or another community services or facility benefit or a combination thereof. A Community Services and Facilities assessment will assist in the identification of local community needs and priorities.

Parking Assessment

The required parking rate on the site is 1.0 spaces per dwelling unit based primarily on a parking assessment previously prepared by the applicants which identified parking utilization rates for the existing apartment building and opportunities for shared parking between the two rental buildings. A revised Parking Assessment is required as a result of the proposed change to a condominium building.

On Site Amenities

The approved package of community benefits and site plan drawings are based upon the sharing of on-site outdoor amenities between the two rental buildings. These include an upgraded outdoor pool, new play structure, resident allotment gardens and improved landscaped areas and walkways. The proposed change in tenure type, from rental to condominium, will likely result in different operational needs and expectations and the applicant should advise what their intentions are and how they are to be secured.

Operational Considerations

A number of operational considerations arise as a result of the proposed change from rental to condominium for the new 20 storey apartment building. For instance, the limits of the lands to be condominiumized must be indicated along with the extent and nature of needed rights-of-way and easements for matters such as servicing, pedestrian and vehicular access and parking.

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

CONTACT

Doug Muirhead, Senior Planner
Tel. No. (416) 396-7029
Fax No. (416) 396-4265
E-mail: dmuirhe@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Approved Site Plan

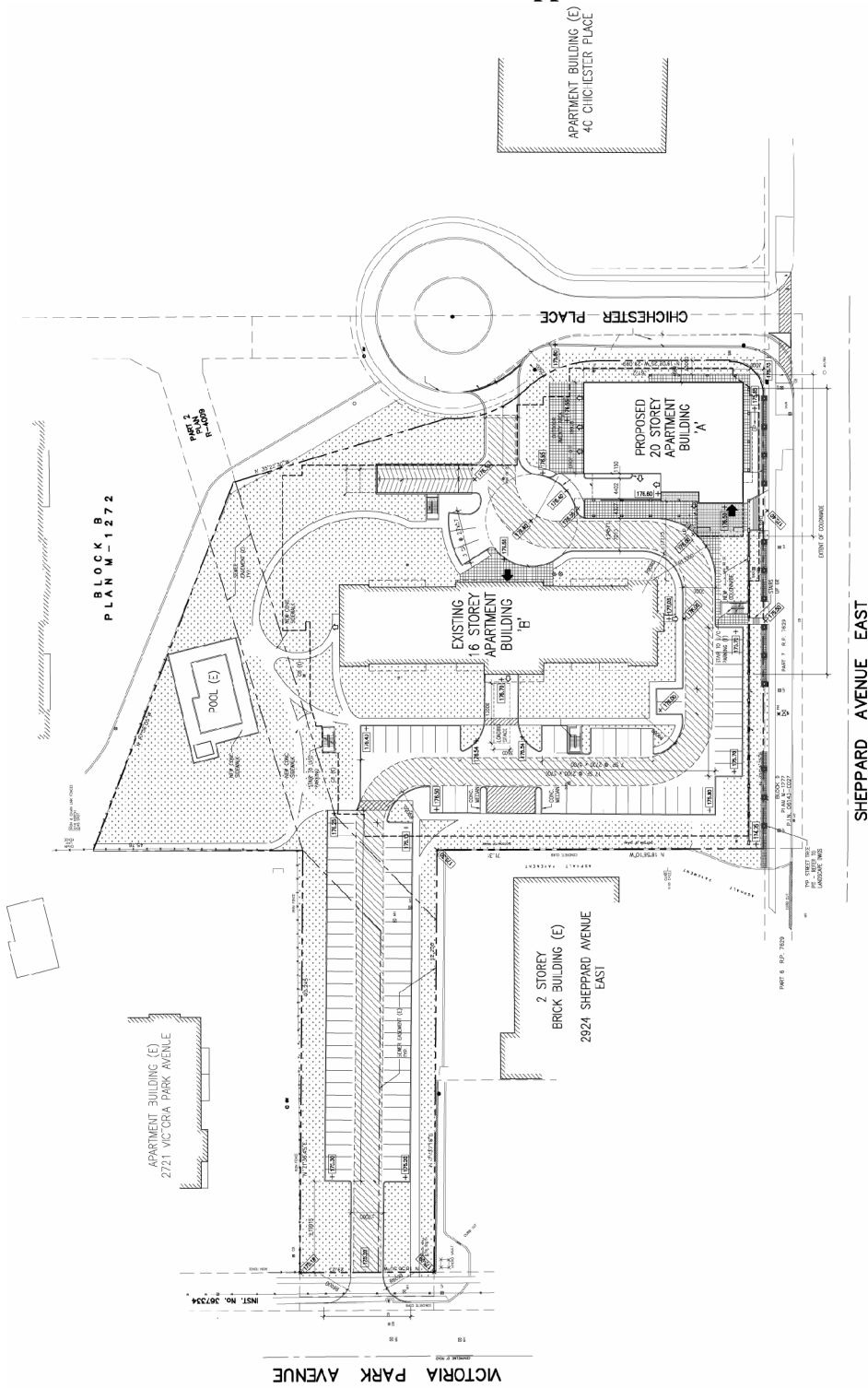
Attachment 2: Approved South Elevation Plan

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 5 Application Data Sheet

Attachment 1: Approved Site Plan



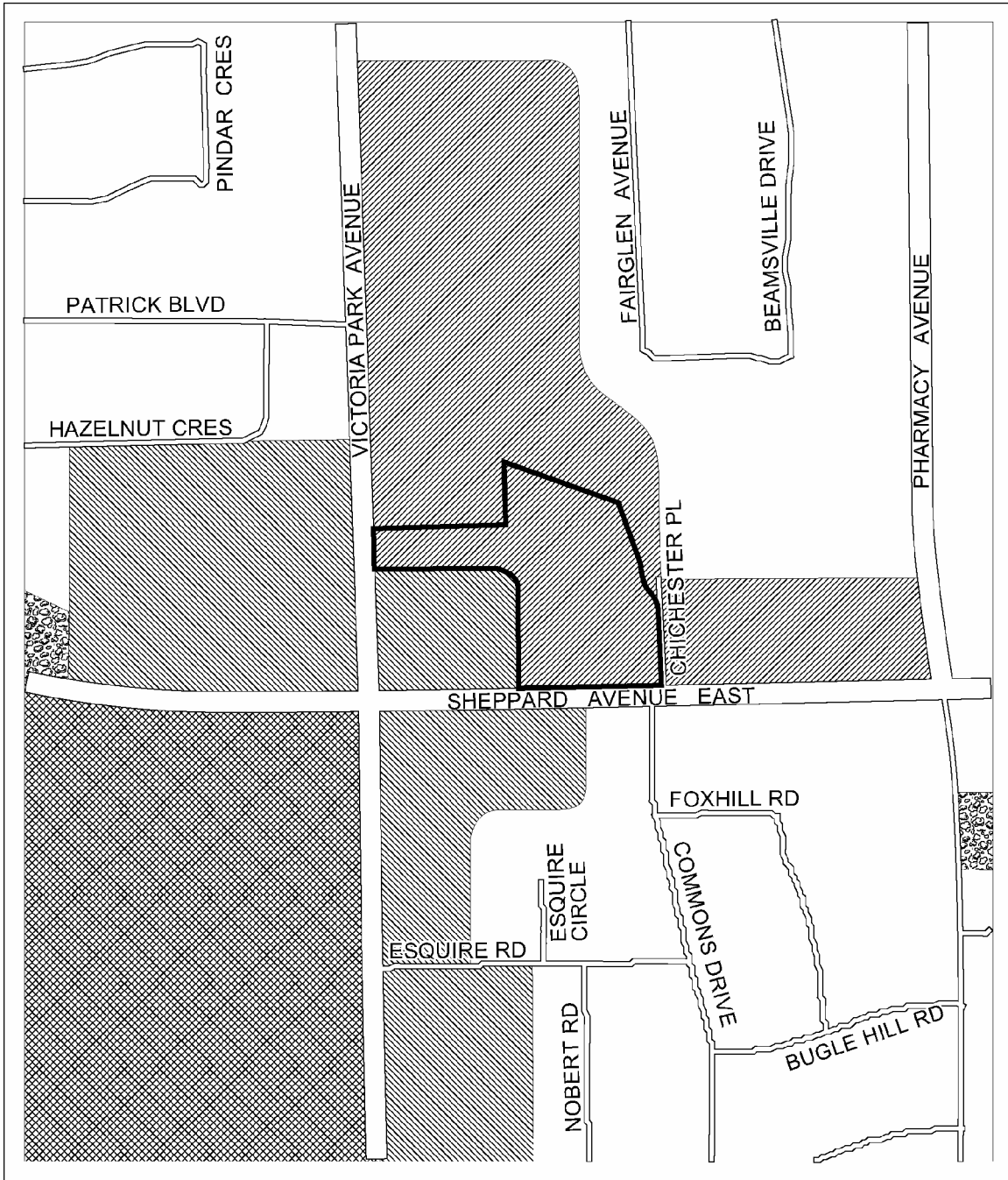
10 Chichester Place

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 12/13/06

File # 06-187066 0Z

Attachment 3: Official Plan



TORONTO City Planning
Division
Official Plan

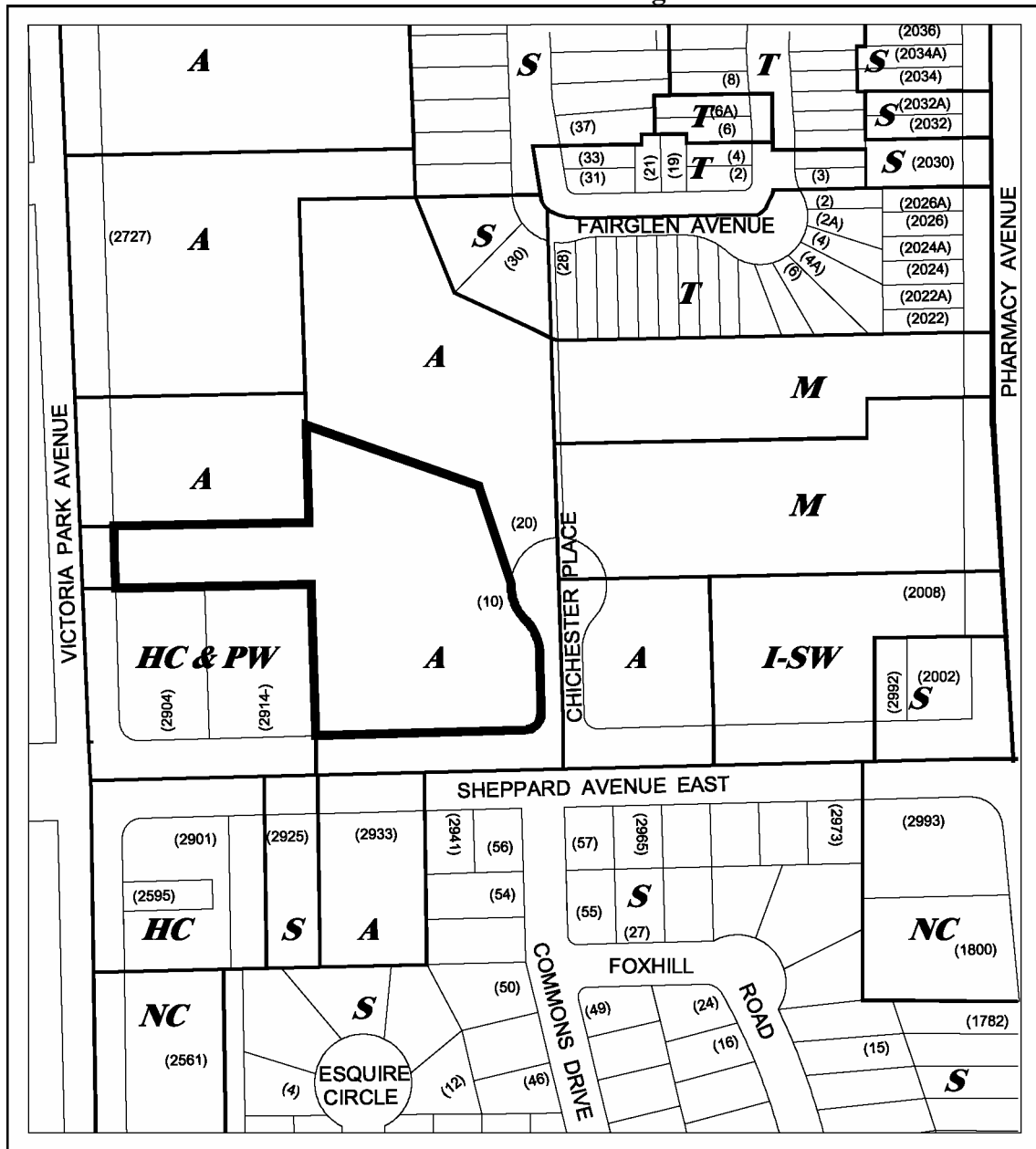
10 Chichester Place
File # 06-187066 02

-  Site Location
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Employment Areas



Not to Scale
12/6/06

Attachment 4: Zoning



10 Chichester Place

File # **06-187066 OZ**

S Single-Family Residential
T Two-Family Residential
M Multiple-Family Residential
A Apartment Residential

NC Neighbourhood Commercial
HC Highway Commercial
PW Place(s) of Worship
I-SW Institutional - Social Welfare

L'Amoreaux & Sullivan Community By-laws
 Not to Scale
 12/6/06



Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 187066 ESC 40 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 26, 2006

Municipal Address: 10 CHICHESTER PL, Toronto ON
 Location Description: PL M1272 BLK C **GRID E4001
 Project Description: A 220-unit, 20-storey rental apartment building was previously approved with the existing apt. bldg to be retained. New apt now proposed as Condominium.

Applicant:	Agent:	Architect:	Owner:
LORNE ROSS PLANNING SERVICES INC.		QUADRANGLE ARCHITECTS LIMITED	VERBANA CONSTRUCTION LTD

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	No. 19 (L'Amoreaux SP)
Zoning:	A-Apartment	Historical Status:	
Height Limit (m):	58m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	15142	Height:	Storeys:	20
Frontage (m):	98.99		Metres:	58
Depth (m):	0			
Total Ground Floor Area (sq. m):	2044 (804 new)			Total
Total Residential GFA (sq. m):	40500 (17500 new)		Parking Spaces:	430 (321 u/g)
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	40500			
Lot Coverage Ratio (%):	13.5			
Floor Space Index:	2.67			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental (existing) & Condominium (new)	Above Grade	Below Grade
Rooms:	430	Residential GFA (sq. m):	40500
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	430		

CONTACT: PLANNER NAME: Doug Muirhead, Senior Planner
TELEPHONE: (416) 396-7029