

**3520 Danforth Avenue – Zoning Application -
Preliminary Report**

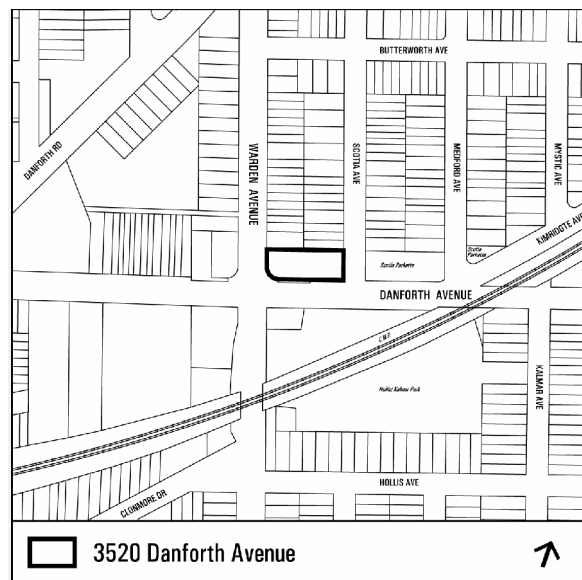
Date:	March 8, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 35 – Scarborough Southwest
Reference Number:	File No. 06 199459 ESC 35 OZ

SUMMARY

An application has been submitted to permit a mixed-use development consisting of a 12-storey building comprised of 126 residential units and ground floor commercial uses at 3520 Danforth Avenue.

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.

This application should proceed through the standard planning review process. The application will be presented to the community at a community information meeting to be held after the applicant provides a sun/shadow study and grading plans. It will be processed and considered within the context of the Danforth Avenue Study, and brought forward to a public meeting in accordance with the Planning Act.



RECOMMENDATIONS

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor upon receipt of the sun/shadow study and grading plans from the applicant;
2. the application be processed and considered within the context of the Danforth Avenue Study;
3. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
4. 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.

DECISION HISTORY

The study of this section of Danforth Avenue was directed by City Council in 2004, as part of the ongoing review of Avenues as set out in the City's Official Plan. The first two phases of the study have been completed resulting in the preparation of a final report by Urban Strategies Inc., who were the consultants retained by the City to undertake these phases of the study. Staff prepared a status report on the study which was considered by Scarborough Community Council at their meeting of May 9, 2006. The third and final phase of the study is underway, led by Planning staff, to develop an implementation plan. This third phase will involve further community consultation. It is envisioned that implementation will include, amongst other things, amendments to the existing zoning in the area, possible changes to site specific Official Plan policies and establishment of urban design and built form guidelines for the area. Completion of the study is targeted for later this year.

ISSUE BACKGROUND

Proposal

The proposal is to rezone the 0.197 hectare (0.48 acre) property from "Highway Commercial (HC) Zone" to a mixed use residential-commercial designation which would permit the development of a single high-density building comprised of 126 residential units and ground floor commercial uses. The proposed building is 12 storeys, plus a rooftop mechanical penthouse, and is 39.0 metres (128 feet) in height at its highest point

at the west end (Warden Avenue). The building steps down towards the east (Scotia Avenue) to eight, then four, then two storeys. Roof terraces are proposed at the ninth, fifth and second storeys of the building, where the stepping down of the building is proposed. A total of 11,219 square metres (120,773 square feet) of residential floor space and 553.2 square metres (5,955 square feet) of commercial floor space is proposed. Pedestrian access for the residential units is proposed along the Danforth Avenue façade of the building at the Warden Avenue corner. Pedestrian access to each of the commercial units is proposed from Danforth Avenue. The building is proposed to be setback 1.5 metres (5 feet) from Danforth Avenue, have a 0 m building setback from both Warden Avenue and Scotia Avenue, and 6.6 metres (21.7 feet) from the north lot line. Condominium tenure is proposed.

A total of 106 parking spaces are proposed, comprised of 4 surface parking spaces and 102 underground parking spaces in three levels of underground parking. Access to the underground parking area is proposed via an access ramp from Scotia Avenue. There are two vehicular access points proposed to the site, one at Warden Avenue and one at Scotia Avenue, a 6.6 metre (21.6 ft.) driveway joins the access points and is situated along the entire length of the rear property line. This driveway provides access to the four surface parking spaces as well as the garbage room and loading area for the building. Refer to Application Data Sheet, Attachment No. 4.

Site and Surrounding Area

The subject lands are 0.1976 hectares (0.48 acres) in size, and currently support a single-storey commercial building. The existing one-storey building and associated parking lot was formerly operated as a fast-food restaurant, and more recently a used car dealership. The existing building is proposed to be demolished. The site is rectangular in shape and is bordered by Warden Avenue to the west, Danforth Avenue to the south and Scotia Avenue to the east. The topography of the site is flat, and lands at the Warden Avenue/Danforth Avenue intersection have a higher physical elevation than the surrounding area.

The subject lands are located along the commercial frontage of Danforth Avenue, and are bordered to the north by an older established residential neighbourhood. The lands to the north and northeast of the site are occupied by one and two-storey residential dwellings. The Scotia Avenue Parkette is located immediately to the east of the site. The lands to the south of the site are occupied by a used-car dealership, and at the lands at the south-west corner of the Warden/Danforth intersection, a gas station and associated car wash. The lands to the west of the site are occupied by a single-storey commercial plaza, a two-storey strip commercial plaza facing Danforth Avenue, and residential dwellings facing Warden Avenue.

Official Plan

The property is designated as a Mixed Use Area within the Toronto Official Plan on Maps 20 and 21 – Land Use Plan. These 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 and utilities.

In Mixed Use Areas, Section 4.5.2, development will, among other things:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces 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 such means as providing appropriate setbacks and/or a 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 edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

Mixed Use Areas are intended to create an attractive, comfortable and safe pedestrian environment. They are to have access to nearby schools, parks, community centres, libraries and childcare, and take advantage of nearby transit services. They are to provide for 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 for indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Plan also contains policies for developments in Mixed Use areas that are adjacent to or close to Neighbourhoods. In this case, the subject lands abut a Neighbourhoods designation. These policies are outlined in Section 2.3.1 Healthy Neighbourhoods. Developments in the Mixed Use areas will be compatible with those Neighbourhoods; provide a gradual transition of scale and density as necessary to achieve the objectives of the Plan through stepping down of buildings towards and setbacks from those Neighbourhoods; maintain adequate light and privacy for residents in those Neighbourhoods; and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those Neighbourhoods.

The property is also subject to a Site Specific Policy, Number 120, which states that service stations, used car sales lots and public garages are not permitted within the Mixed Use Areas designation except where they existed on February 24, 1986.

Zoning

The subject property is zoned Highway Commercial (HC). Permitted uses include commercial uses of the following natures: those which necessitate their location adjacent to a major traffic artery and may require channelization of off-street parking, and do not require large areas of sustained off-street parking; or those which are not suited to locations in shopping centres; or those which perform a specialized commercial function and may require limited processing of a product but are not essentially industrial in

character, and shall include uses such as automobile sales, service and maintenance uses (excluding auto body repair and/or auto wrecking yards), fraternal organizations, funeral homes, hotels and motels, places of worship, professional and business offices, recreational uses and specialized commercial uses.

Site Plan Control

The property is subject to site plan control approval. A site plan application, file number 06 199460 ESC 35 SA, has been submitted and is being reviewed by staff.

Tree Preservation

A tree preservation report has been submitted by the applicant. The report indicates that there are three trees located on the site, one of which is protected by the City's Tree By-law. Each of the existing trees is in direct conflict with the proposed construction and as a result all trees are proposed to be removed.

Reasons for the Application

The purpose of this application is to rezone the lands from Highway Commercial (HC) to an appropriate category to enable the development of the proposed high density mixed-use building. This also includes the establishment of specific performance standards to appropriately regulate the proposed use.

COMMENTS

Issues to be Resolved

Consultant's Report regarding the Danforth Avenue Study

The subject property is located within the Focus Area of the Danforth "Avenue" Study, which includes lands located on either side of Danforth Avenue between the lands just west of Victoria Park Avenue in the west and Scotia Avenue (just east of Warden Avenue) in the east. Urban Strategies Inc. has produced a final report, dated April 2006, which is the basis upon which staff will formulate their recommendations for change within the study area. The final report from Urban Strategies outlines a vision for the area, which is detailed through a Land Use Plan, an Urban Design Plan and Built Form Guidelines, Streetscape and Public Realm Guidelines and a Transportation and Movement Plan. The report states that these elements will be used in conjunction with amendments to the policy framework to ensure the creation of an interesting, attractive and high quality, pedestrian friendly urban environment that is compatible with adjacent neighbourhoods and the existing main street fabric.

The proposed development will need to be evaluated against the Urban Strategies report in greater detail. It is important to note that at this time the recommendations contained in the Danforth Avenue study final report from Urban Strategies Inc. are those from the consultant to the City on the study area, and have no regulatory status. The report is

being reviewed by staff to determine which recommendations are supportable and recommended for implementation. Recommendations for policy and regulatory changes within the study area will be brought forward to City Council by the end of this year.

Height, Density and Intensity of Use

The proposed height of the building varies, but at its highest point is 39.0 metres (128 feet) or 12 storeys plus a rooftop mechanical penthouse. The Urban Design Plan contained within the Urban Strategies report identifies a recommended height of 7 storeys for the subject property for mid-rise street related mixed use development.

The proposal includes 126 residential units on 0.197 hectares of site area. The resulting density is about 640 units per hectare. The proposed floor space index (FSI) is 5.95, which exceeds the suggested FSI range set out in the Urban Strategies report which is between 3.5 and 4.5.

At its currently proposed height the building is considered to be a “Tall Building” and should be reviewed and evaluated under the Tall Building policies of the Official Plan and the draft Urban Design Guidelines for Tall Buildings currently being used by the City.

Height and density are key considerations that will need to be addressed in the review of this proposal. In this respect staff have requested a sun/shadow study and grading plans from the applicant. Several of the neighbouring homeowners have expressed concerns about the height of the building and its potential for impact on shadowing, overview, loss of sunlight, loss of privacy in rear yard amenity space, and satellite dish reception. Because of the nature of the concerns raised by the area residents, staff recommend that the applicant submit the requested sun/shadow study and grading plans before the community consultation meeting is held. This will enable staff and area residents to better understand the implications of the proposed building design and its impacts/compatibility with the existing neighbourhood. Review of the proposed development’s potential impacts on privacy, sky view and overview will also be undertaken. Consideration will also be given to the policies of the Official Plan which relate to protection of existing neighbourhoods.

Massing and Transition

The subject property is 0.198 hectares in size, and has a shallow depth. In cases where multi-storey buildings abut low-rise residential uses, a 45-degree angular plane is often employed. The 45-degree angular plane is a zoning tool to regulate the height transition between uses of different intensity of development. The Urban Strategies report, indicates that limited lot depths will make it difficult to ensure angular planes at the rear of buildings and does not recommend that heights in the study area be regulated in this fashion. Further consideration of an appropriate regulatory framework for building heights will be undertaken by Planning staff. As well, review of the building’s massing in relation to the neighbourhood context, existing Official Plan policies, and

recommendations of the Urban Strategies report will be undertaken. To assist in this review, the applicant will be asked to provide a computer generated building mass model. The Ward Councillor has asked the applicant to provide a physical three-dimensional model of the proposed building, to assist in community consultation.

Increases in Height and Density and Section 37

In their final report, Urban Strategies has recommended specific criteria that a development must meet in order for Council to be able to consider the allocation of additional height. These criteria include that the applicant has submitted all required rezoning information; that the proposed development adheres to the design guidelines and recommendations presented in this study; that the applicant has entered into an agreement under Section 37 of the Planning Act to provide public benefits as set out in the Urban Strategies report, and that the applicant has successfully completed Architectural Peer Review.

Our review of the Danforth “Avenue” Study will consider the implementation of these Urban Strategies Inc. recommendations.

Parking

The proposal is for 126 residential units plus 553.2 square metres (5,955 square feet) of commercial floor space, with a supply of 106 parking spaces. Four surface parking spaces are proposed, primarily for use by the commercial employees, with 102 underground parking spaces for residents and visitors. The proposed parking rate is 0.2 spaces/unit for visitor use and 0.61 spaces/unit for resident use. The Urban Strategies report contains various recommendations for parking in the study area. As well, the City is undertaking a City-wide review of parking standards as part of the Zoning By-law Project work. Further analysis of the applicant’s proposed parking standards will be required in the context of these two studies. Planning staff have requested a geotechnical report from the proponent to assist in determining the feasibility of developing three levels of underground parking at the site. Local area residents have expressed concerns about current parking deficiencies and problems within the area, and the potential that this development may worsen these conditions.

Environmental

Due to the nature of the former use of the property, used car sales, conversion to a residential land use may require environmental review, consistent with Ministry of Environment regulations.

Recreational Amenity Space

Built form policies of the Official Plan 3.1.2 (6) state that “every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.” The proposed development includes indoor amenity space at the ground floor and roof terraces on the ninth, fifth and second storeys are proposed. Further review of the proposed amenity space is required.

Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the City's Green Development Standard adopted by Council in July 2006.

Site Plan Considerations

Layout of site, garbage pick up, site access, access to garages, parking, landscaping and streetscape improvements are considerations to be made through the review of the site plan application. Concerns raised by area residents also relate to the potential for an increase in garbage, and garbage handling on site.

Residents concerns

Concerns have been raised by local area residents. Their concerns relate to various matters cited in the preceding sections, including the height of the proposed building, loss of privacy, overview, increase in traffic, an increase in garbage and garbage handling practices, and potential for loss of satellite dish reception. Other concerns raised by the residents relate to increased noise and crime and the potential for devaluing their property values and marketability of their homes.

Further studies/information

Planning staff have requested several studies and plans from the proponent in order to process the current application. These include grading, surface water and stormwater management plans, public utilities plans, sun/shadow study, geotechnical study and a stormwater management report. In order to assess the massing, transition and sun/shadow impacts of proposed development, a computer generated building mass model is also requested from the applicant. Through the review of the application the need for additional studies may be identified.

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

CONTACT

Andrea Reaney, Senior Planner

Tel. No. (416) 396-7023

Fax No. (416) 396-4265

E-mail: areaney@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

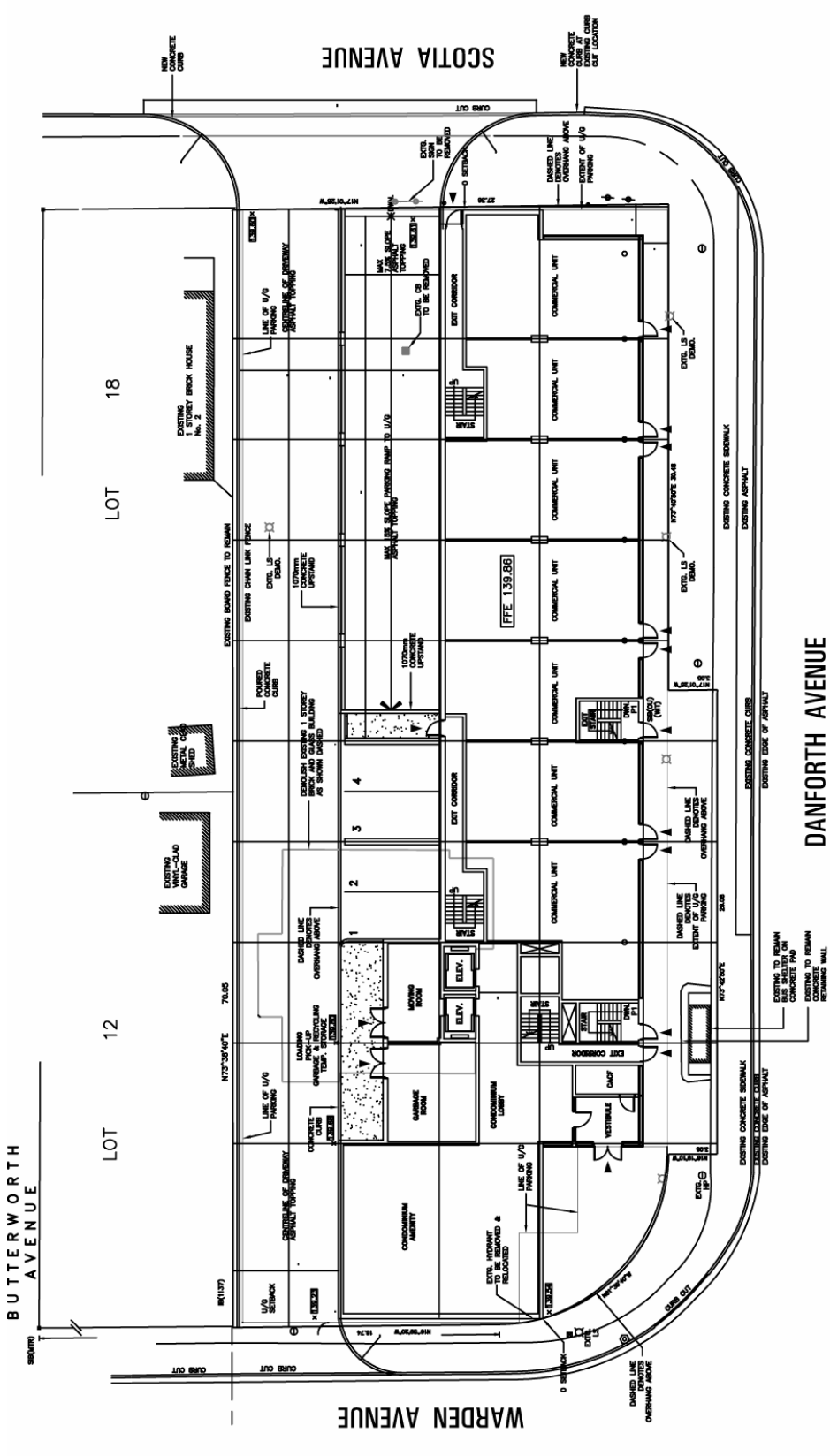
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



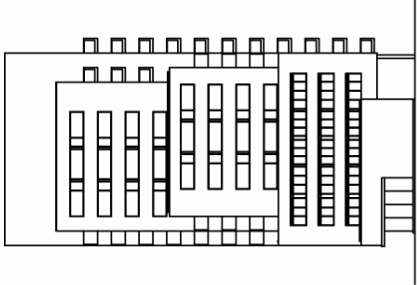
3520 Danforth Avenue

Site Plan
 Applicant's Submitted Drawing

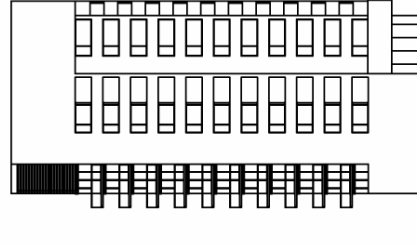
Not to Scale
 01/12/07

File # 06-199459 OZ

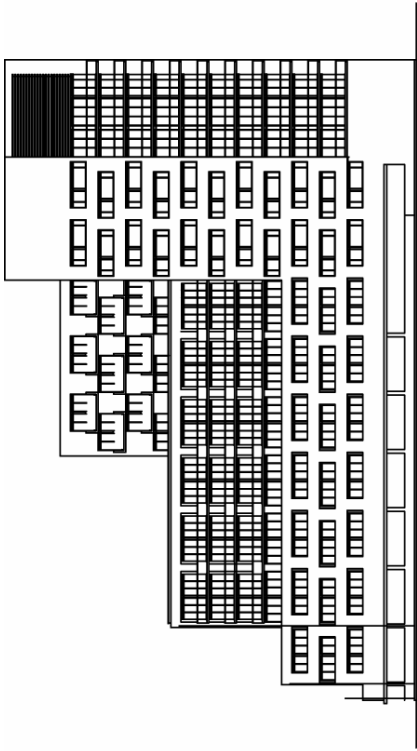
Attachment 2: Elevations



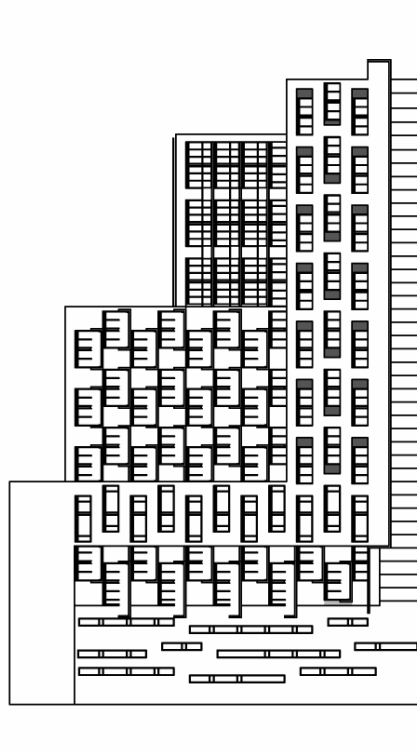
East Elevation



West Elevation



North Elevation



South Elevation

3520 Danforth Avenue

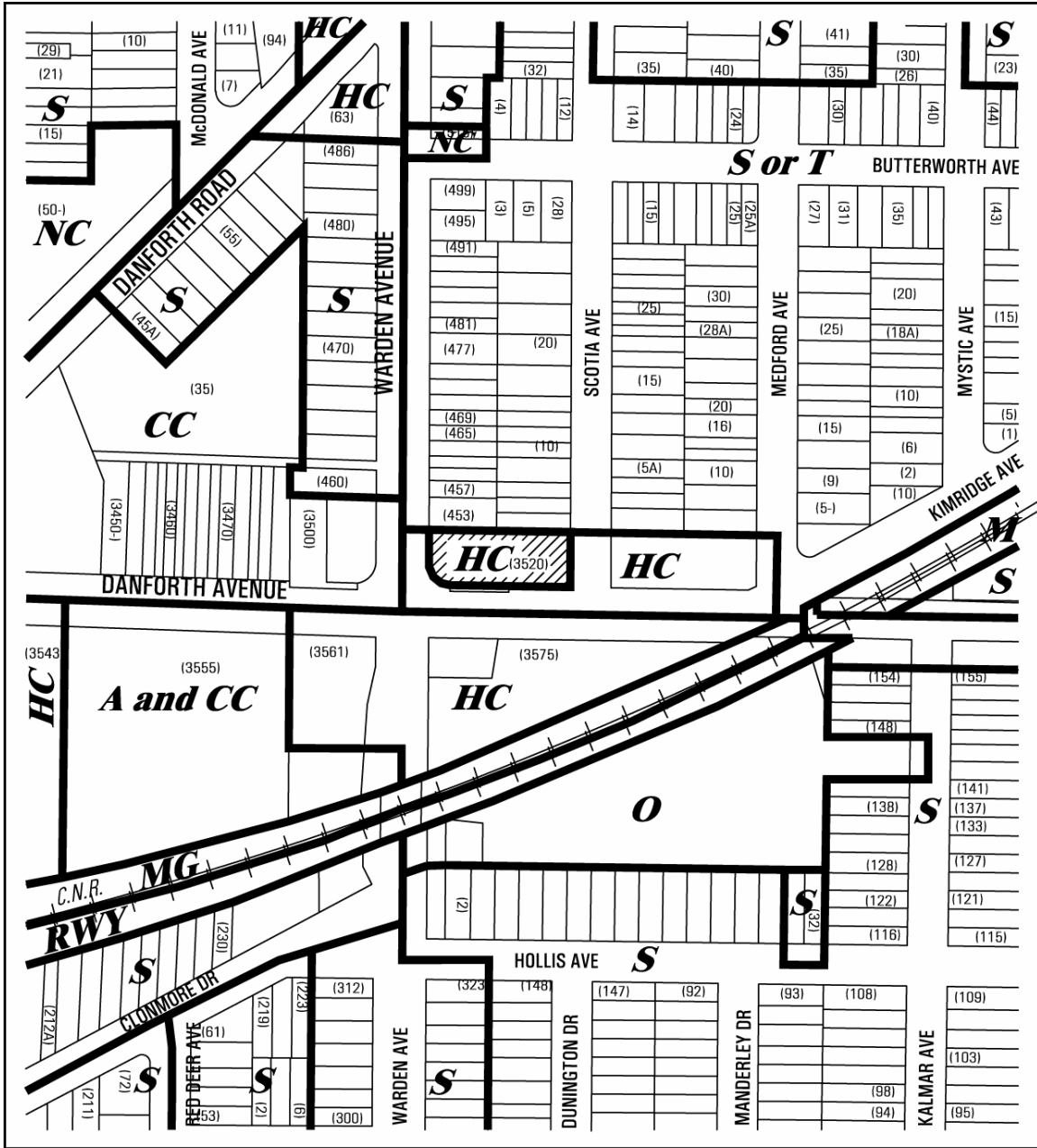
Elevation Plans

Applicant's Submitted Drawing

Not to Scale
01/12/07

File # 06-199459 0Z

Attachment 3: Zoning



TORONTO City Planning
Division
Zoning

3520 Danforth Avenue
File # 06-199459 0Z

S Single-family Residential
T Two-family Residential
A Apartment Residential
O Major Open Spaces
RWY Railway Corridor

CC Community Commercial
NC Neighbourhood Commercial
HC Highway Commercial
MG General Industrial Uses
M Industrial Zone

Oakridge & Birchcliff Community; Oakridge Emp. District Bylaws
Not to Scale
01/12/07



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	06 199459 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	December 21, 2006

Municipal Address: 3520 DANFORTH AVE, TORONTO ON
 Location Description: PLAN 1808 PT LOT 13 TO 17 IR **GRID E3507

Project Description: Proposed rezoning to permit a mixed-use development, consisting of a single high-density building comprised of 126 residential units and ground floor commercial uses. Proposed building height 39 metres, 12 storeys at the highest point, stepping down from west to east to 8-storeys, 4-storeys, and 2-storeys. A total of 106 parking spaces are proposed, 4 surface parking spaces and 102 underground spaces. Access points proposed at rear of site to a private laneway, from both Warden and Scotia. The total site area is 1,976 sq. m., the total proposed residential floor area is 11,219.8 sq.m., and the total proposed commercial floor area is 553.2 sq. m.. The proposed FSI for the site is 5.95.

Applicant:	Agent:	Architect:	Owner:
WESTON CONSULTING GROUP MARK EMERY			ICON DEVELOPMENTS LIMITED

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):	1976	Height:	Storeys:	12	
Frontage (m):	0		Metres:	39	
Depth (m):	0				
Total Ground Floor Area (sq. m):	1284.4				Total
Total Residential GFA (sq. m):	11219.8		Parking Spaces:	106	
Total Non-Residential GFA (sq. m):	553.2		Loading Docks	0	
Total GFA (sq. m):	11773				
Lot Coverage Ratio (%):	0.65				
Floor Space Index:	5.95				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	11219.8
Bachelor:	0	Retail GFA (sq. m):	553.2
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:	126		

CONTACT:	PLANNER NAME:	Andrea Reaney, Planner
	TELEPHONE:	(416) 396-7023