

3738 St. Clair Avenue East - Zoning Application - Preliminary Report

Date:	Jun 11, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 38 – Scarborough Centre
Reference Number:	File No. 07 175908 ESC 38 OZ

SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 6-storey, 60-unit seniors’ assisted living development at 3738 St. Clair Avenue East.

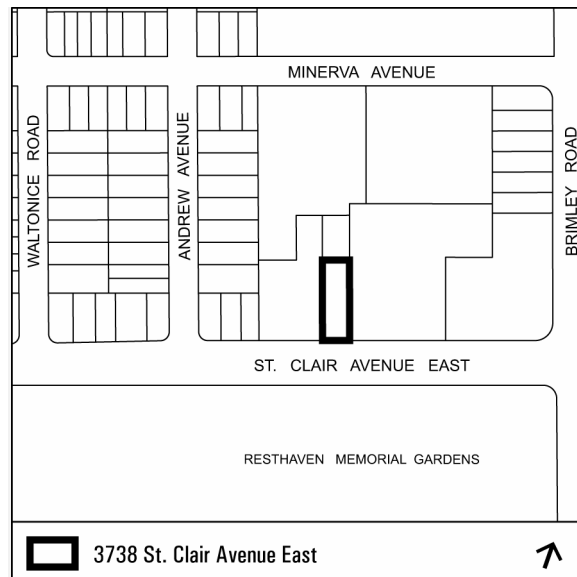
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Once all the required information is submitted the applications will be presented at a community consultation meeting, and a final report will then be prepared 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.



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.

ISSUE BACKGROUND

Proposal

The applicant is proposing to rezone the site to permit a 6-storey, 60-unit senior's assisted living residence having a total of 10 parking spaces. Access to the site would be both from a new access on St. Clair Avenue East, and from a shared access and drive aisle with landowners to the east, which would provide access to 10 parking spaces at the rear of the site. The applicant has indicated that the building will be "affordable assisted senior's housing" comprised of 50 bachelor and 10 one-bedroom units with kitchenettes. Each floor provides a common sitting area, and a common dining area would be provided on the main floor. The individual units would range from 29 square metres (312 square feet) to 52 square metres (560 square feet) in size.

Further project information and details are contained on the attached Site Plan (Attachment 1), Floor Plans (Attachment 2), Elevations (Attachment 3) and Application Data Sheet (Attachment 4).

Site and Surrounding Area

The property has a frontage of approximately 18.3 metres (60 feet) on St. Clair Avenue East and a lot area of 1,015 square metres (10, 926 square feet). There is a single detached dwelling on the property, and a number of large trees are scattered throughout the site.

The property is surrounded by a 6-storey apartment building to the east, a 6-storey senior's condominium development to the west and apartment buildings to the north. Resthaven Gardens cemetery is on the south side of St. Clair Avenue East directly across the street from the subject lands.

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 subject lands are designated Apartment Neighbourhoods within the Toronto Official Plan on Map 20 – Land Use Plan. These areas are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

Development in Apartment Neighbourhoods will contribute to quality of life by:

1. locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing setbacks from and/or stepping down of heights towards lower scale Neighbourhoods;
2. locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes;
3. locating and massing 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;
4. including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
5. locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
6. providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
7. providing ground floor uses that enhance the safety, amenity, and animation of adjacent streets and open spaces; and
8. providing buildings that conform to the principles of universal design, and wherever possible, contain units that are accessible or adaptable for persons with physical disabilities.

Staff will review the proposal against the policies of the Official Plan as part of the review of the application.

Zoning

The property is zoned Apartment (A) in the Cliffcrest Community Zoning By-law (Attachment 5). The current density permission on the subject lands is one individual

dwelling unit per 80 square metres (861 square feet) of lot area, or 13 units for a lot of this size.

Site Plan Control

The subject site is located within a site plan control area. An application has been received and is being circulated to City divisions and agencies for comment.

Tree Preservation

A number of mature trees exist on the site. An arborist report has been received and is being circulated to City divisions and agencies for comment. Staff will pursue opportunities to preserve and replace trees.

Reasons for the Application

The Apartment Zoning (A) does not permit apartment buildings for seniors of the nature proposed. There are also several changes required to the existing performance standards pertaining to the subject lands, including but not limited to, density, setbacks, minimum unit sizes, the provision of a recreation room on the ground floor and the number of balconies required.

COMMENTS

Issues to be Resolved

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

Overall Fit and Compatibility

Staff will review how the proposed building form would fit with the existing physical character of the neighbourhood. Staff will review matters such as, but not limited to, proposed building massing, height, coverage, setbacks, privacy, buffering, landscaping, and the provision of outdoor amenity areas.

There is a lack of landscaping or buffering areas on site. The suitability of the proposed apartment form will have to be assessed in light of the site area constraints.

Density

The proposed density of the building would result in a floor space index of approximately 3.6. This translates into a density of one individual dwelling unit per 16.9 square metres of lot area. The current density permits one individual dwelling unit per 80 square metres of lot area. It is appropriate to review the density being proposed for this site in relation to the surrounding neighbourhood and proper functioning of the site.

Tree Preservation

There are a number of large trees located throughout the subject property. An arborist report has been submitted and is being reviewed by Urban Forestry Services. Staff will

pursue opportunities to preserve or replace existing trees and encourage the planting of additional trees.

Parking

A total of 10 parking spaces are proposed to serve the development, a parking rate which varies significantly from the current by-law standard. A reduced parking rate of approximately 0.16 spaces per unit is proposed, whereas the by-law requires one parking space per unit. A parking and driveway assessment has been provided in support of this lower standard, and it is being circulated to relevant City divisions for comment and review. The applicant has indicated that there would also be housing support workers on site who would assist residents with daily living within the building. As part of the overall review of the proposed reduction in parking, it is appropriate to review how many support workers would be on site at any given time, and the resulting demands on parking supply.

Streetscape and Urban Design

It is appropriate to review this development in terms of its relationship to St. Clair Avenue East, and in the context of its relationship to nearby structures.

Sun/Shade

A Sun/Shade study has been provided for review by the City. The study is incomplete and will have to be resubmitted. Staff will be reviewing the proposal to determine the nature of shadow effects on nearby residential areas and public spaces at various times of the day in different seasons.

Access

The applicant's site plan shows an access point from St. Clair Avenue East to the front of the building with a turning loop. Minimal landscaping has been proposed. Visitor parking is proposed at the rear of the site, from a proposed shared access and drive aisle with the neighbouring apartment property to the east. However, no information has been provided as to the nature of any agreement with the neighbour regarding the shared access and drive aisle. Both of these access points will be reviewed to ensure optimal access, safety and design.

Unit Type

The floor plans will be reviewed to determine the appropriateness of the unit size and type, the adequacy and permissibility of window openings given minimal side yard setbacks, and the adequacy of indoor amenity space.

Site Circulation and Garbage/Snow Storage

The applicant's submitted site plan does not indicate any designated garbage/snow storage areas or truck loading areas. The addition of such may result in a further parking deficiency and implications for service and emergency vehicles trying to access the site.

Incomplete Application

The application is currently considered “incomplete” under the Planning Act, and as such further information is required from the applicant such as confirmation regarding consistency with the Provincial Policy Statement and Provincial Plans, and various requirements under the revised Ontario Regulations for zoning by-law amendment applications. Once further information is submitted the applications will be presented to the community at a community consultation meeting, and then brought forward to a public meeting in accordance with the Planning Act.

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

CONTACT

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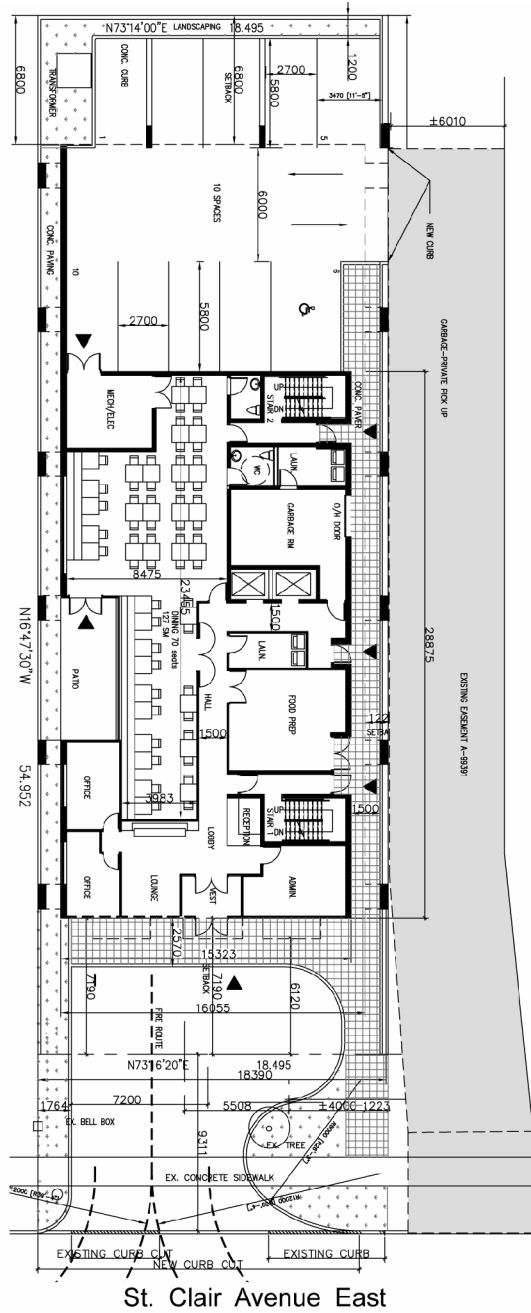
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Floor Plans
Attachment 3: Floor Plans
Attachment 4: Elevations
Attachment 5: Application Data Sheet
Attachment 6: Zoning

Attachment 1: Site Plan



Site Plan

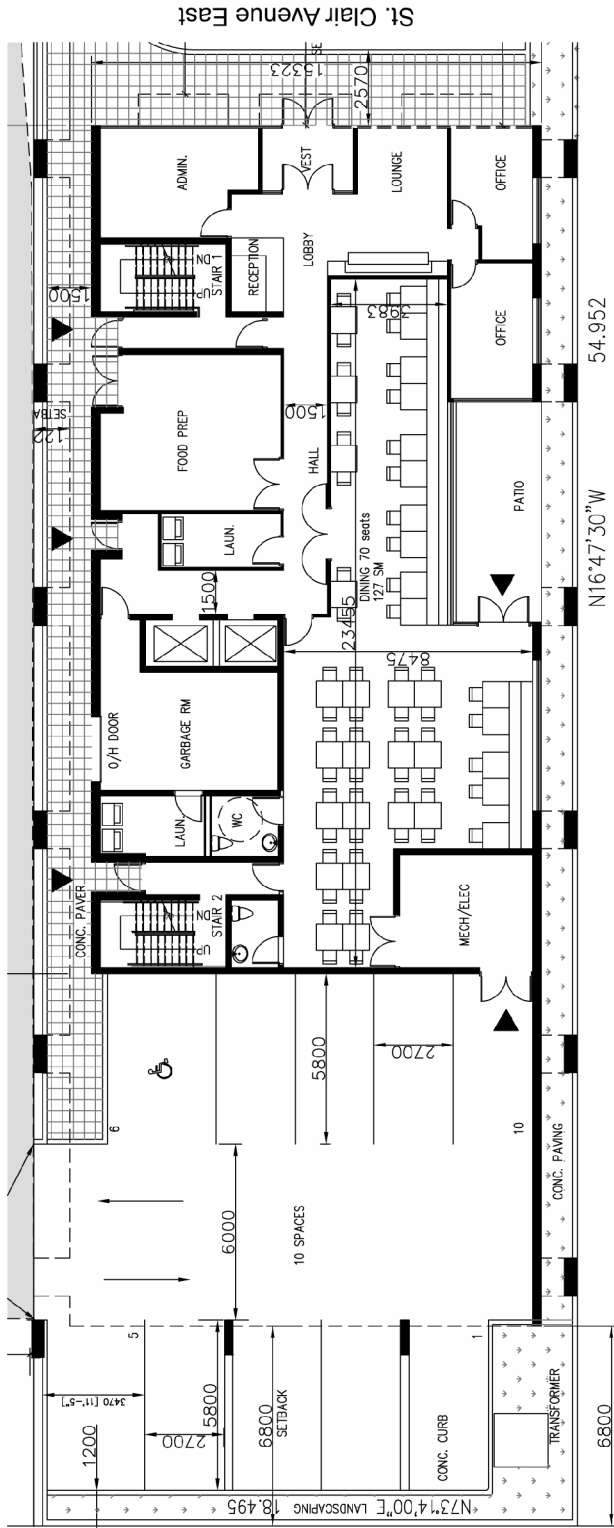
Applicant's Submitted Drawing

Not to Scale
5/24/07

3738 St. Clair Avenue East

File # 07-175908 OZ

Attachment 2: Floor Plans



3738 St. Clair Avenue East

Floor Plan - Ground Floor

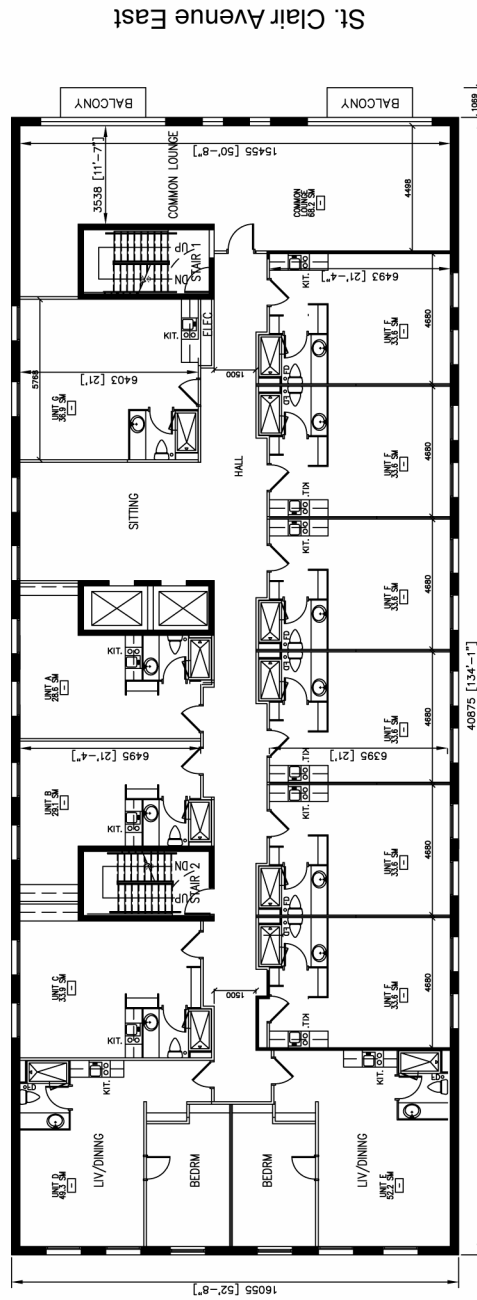
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Attachment 3: Floor Plans



St. Clair Avenue East

3738 St. Clair Avenue East

Floor Plan - 2nd to 6th Floor

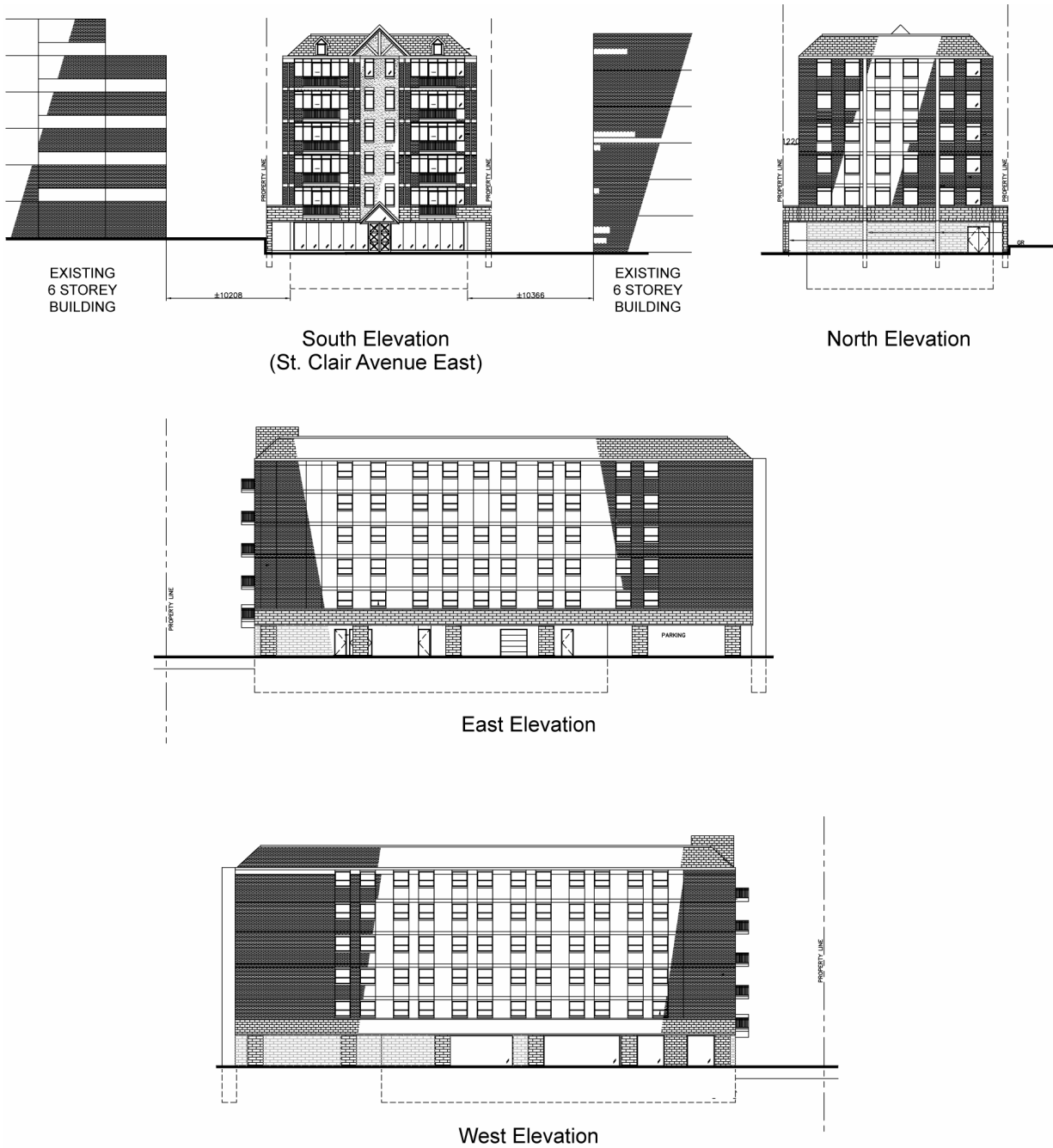
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Attachment 4: Elevations



Elevation Plan

Applicant's Submitted Drawing

Not to Scale
5/24/07

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Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	07 175908 ESC 36 OZ
Details	Rezoning, Standard	Application Date:	April 26, 2007

Municipal Address: 3738 ST CLAIR AVE E, TORONTO ON M1M 1T7

Location Description: PL 3781 PT LT5 **GRID E3604

Project Description: The applicant is proposing a 60 unit, 6-storey seniors' living residence on the subject lands. Each unit would have a kitchenette, but a common dining area is provided.

Applicant:	Agent:	Architect:	Owner:
TERRY FONG			RIDGELAND RESIDENCE INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:
Zoning:	A-Apartment	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	1014.7	Height:	Storeys:	6
Frontage (m):	18.29		Metres:	18.74
Depth (m):	71.38			
Total Ground Floor Area (sq. m):	415.2			Total
Total Residential GFA (sq. m):	3696.2		Parking Spaces:	10
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3696.2			
Lot Coverage Ratio (%):	40.9			
Floor Space Index:	3.64			

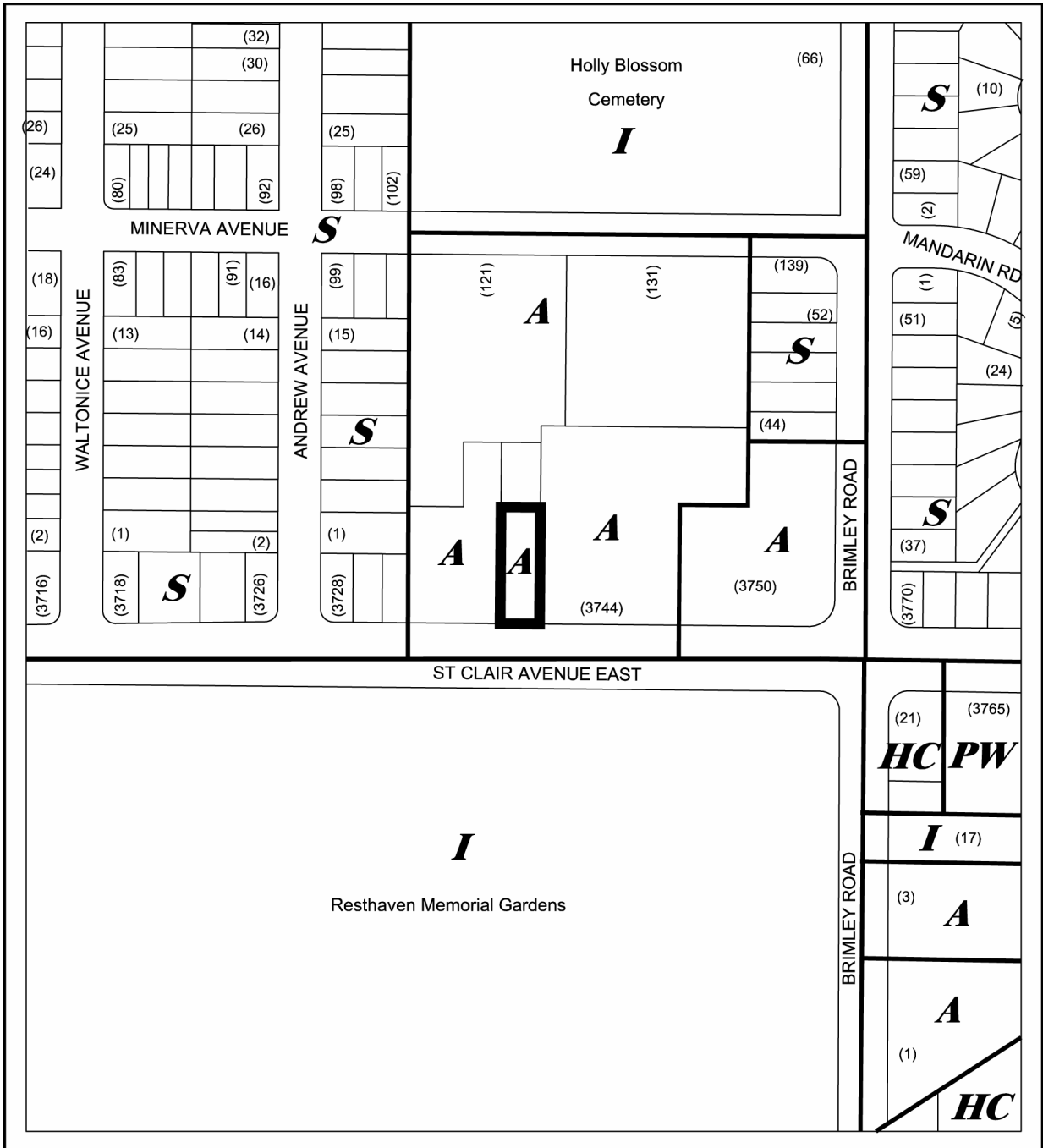
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	3696.2
Bachelor:	50	Retail GFA (sq. m):	0
1 Bedroom:	10	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	60		

CONTACT: PLANNER NAME: John Lyon, Planner
TELEPHONE: (416) 396-7018

Attachment 6 : Zoning



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S Single Family Residential
A Apartment Residential
HC Highway Commercial
I Institutional Uses

PW Place(s) Of Worship

Cliffcrest Community By-law
Not to Scale
5/24/07

