

TORONTO STAFF REPORT

August 26, 2002

To: Scarborough Community Council

From: Director, Community Planning, East District

Subject: Preliminary Report
Application to amend the Scarborough Official Plan and L'Amoreaux Community Zoning By-law
Verbana Construction Limited
10 Chichester Place
TF CMB 2002 0008
Ward Number 40

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

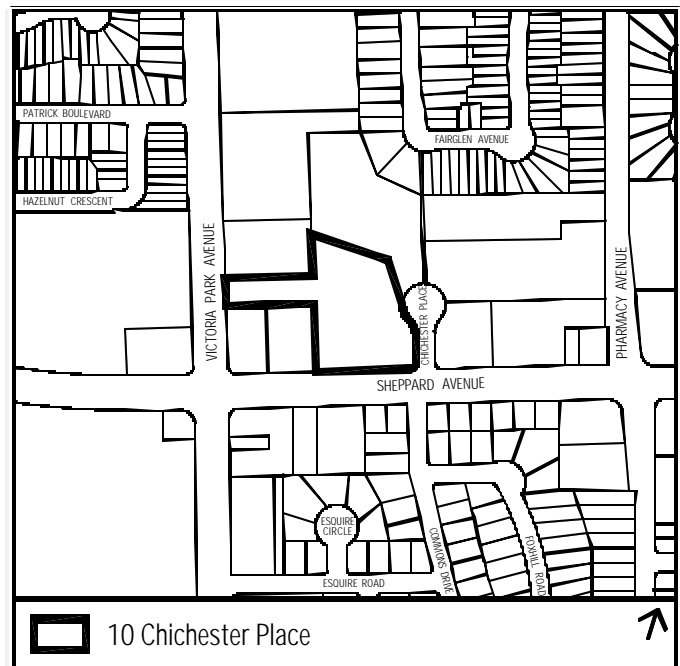
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended 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.

Comments:

Proposal

This is a proposal for the redevelopment and intensification of a 1.5 hectare site which currently contains a 16 storey 220 unit rental apartment building. Vehicular access to the site is from Chichester Place. Parking is currently provided by both surface parking located to the west of the existing building and by way of a one storey underground garage. There are at present 253 parking spaces provided for the existing building.

A new 28 storey 220 unit residential condominium is proposed to be constructed at the south-east end of the site fronting on Sheppard Avenue. Eight 3 storey townhouses are also proposed for the remainder of the Sheppard Avenue frontage. Parking for the total development including the existing building will be accommodated by 105 spaces in the existing to be modified underground garage, 225 spaces in a new 3 level underground garage and 140 surface parking spaces. The construction of the new buildings and the surface parking will reduce current landscaped open space. An additional access to the site from Victoria Park Avenue is proposed.

Site Description

The subject site located near the north-east corner of Victoria Park Avenue and Sheppard Avenue East is approximately 14,998 square metres (1.5 hectares) in lot area. It is an irregular site with frontage on Sheppard Avenue East, Victoria Park Avenue and Chichester Place.

Abutting uses are as follows:

North: High Density Residential

South: Low Density residential community on the south side of Sheppard Avenue East

East: High Density Residential

West: Commercial uses including a small plaza and bank at the North-East Corner of Victoria Park Avenue and Sheppard Avenue East

Official Plan

The property is designated RH (High Density Residential Density) which permits townhouses and apartment buildings to a maximum net density of 150 units per hectare. A total of 225 units are therefore permitted on this property.

Zoning

The property is zoned Apartment Residential (A) Zone, which permits apartment buildings but not townhouses. Site specific standards include:

- 36 metre setback from the centre line of Sheppard Avenue,
- minimum unit sizes by type,
- recreation room for each apartment building with a minimum area of 46 square metres plus 0.9 for every suite in excess of 50,
- balconies for a least 60% of the units,
- maximum building coverage of 15% of the lot area,
- 70% of the lot to be used for landscaping,
- minimum 112.5% off-street parking with 6 of every 9 spaces to be located underground and 1 of every 9 spaces to be reserved for visitors,
- maximum of one dwelling unit per 68 square metres of lot area, and
- side and rear yard setbacks at a minimum of one-half the height of the buildings.

Site Plan Control

An application for site plan control is required but has not yet been filed.

Reasons for the Application

Official Plan and Zoning By-law amendments are required for the proposed density of approximately 300 units per hectare.

The Zoning By-law does not permit townhouses. Amendments to performance standards are required with respect to setbacks, building coverage, landscape requirements, and parking. Additional amendments to performance standards may be required for balconies, a recreation room and minimum unit size restrictions.

Issues to be Resolved

Further to the following issues, additional issues may be identified during the review of the application and through community consultation.

a) Density and Rental Housing

Staff will address whether the proposed densities are suitable for the subject site within the context of the land use intensification policies of the Official Plan and whether any negative impacts can be mitigated. In particular, the impacts on the existing rental housing on the site will have to be assessed to ensure that it is not degraded and to explore opportunities for enhancing the local environment.

As part of the processing of this application, staff will be addressing possibilities for improved amenities, pedestrian connections and landscaping related to the site, and also provisions to protect and preserve the existing rental housing on the subject site and to mitigate possible impacts on existing tenants during construction. Section 37 of the Planning Act is a possible tool to secure these matters.

Adequacy of Parking and Traffic Impact

The Zoning By-law requires 504 parking spaces. A total of 470 spaces are proposed. A parking demand analysis has been requested from the applicant. A traffic impact study including a queuing and gap analysis study for the proposed Victoria Park Access has also been requested. In addition, discussions will be held with the applicant respecting the proposed Victoria Park access and any future TTC plans for a subway station at Victoria Park Avenue and Sheppard Avenue East.

c) Servicing and Sewer Capacity

A servicing and sewer capacity study has been requested. The servicing needs of the proposal will be reviewed to ensure that underground services, utilities, garbage pick-up, deliveries and vehicular access can be accommodated.

d) Urban Design, Built Form, Massing and Landscaping

The applicant has been requested to submit detailed studies of the impact of the proposed buildings on wind, snow and shadows. Opportunities for enhanced landscaping and streetscape improvements will be explored

e) Parkland and Trees

Parks and Recreation has requested that the provision of a junior play structure on the subject property be discussed with the applicant. In addition, the applicant is required to submit an arborist report including a tree preservation plan.

Conclusions:

The application has been circulated for preliminary comments to relevant departments and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act to consider this application is targeted for the first quarter of 2003, provided all required information is submitted in a timely matter.

Contact:

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Ted Tyndorf
Director, Community Planning, East District

List of Attachments:

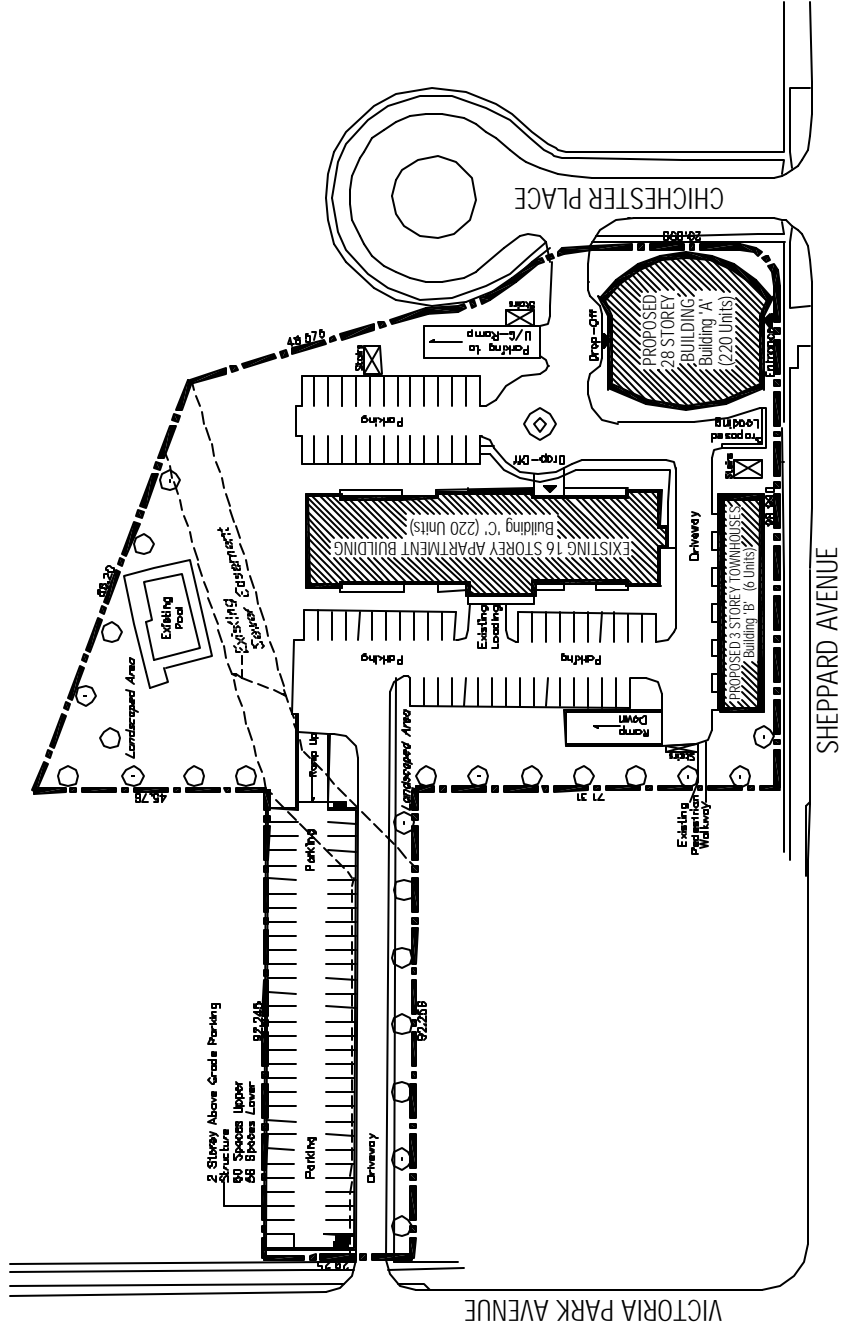
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Official Plan

Attachment 5: Application Data Sheet



10 Chichester Place

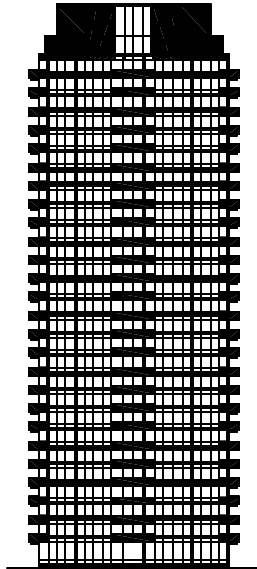
File # TF CMB 2002 0008

Site Plan Applicant's Submitted Drawing

Not to Scale
08/21/2002 - JA
CMB20020008.S



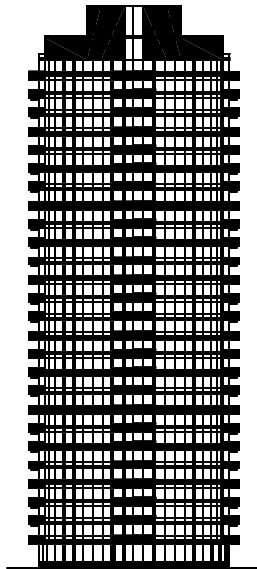
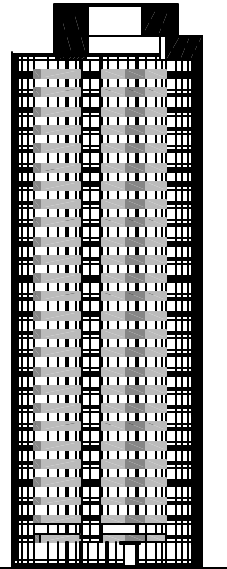
Attachment 1



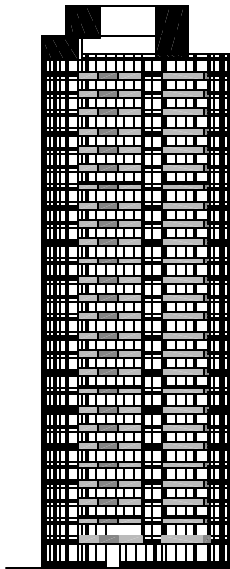
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

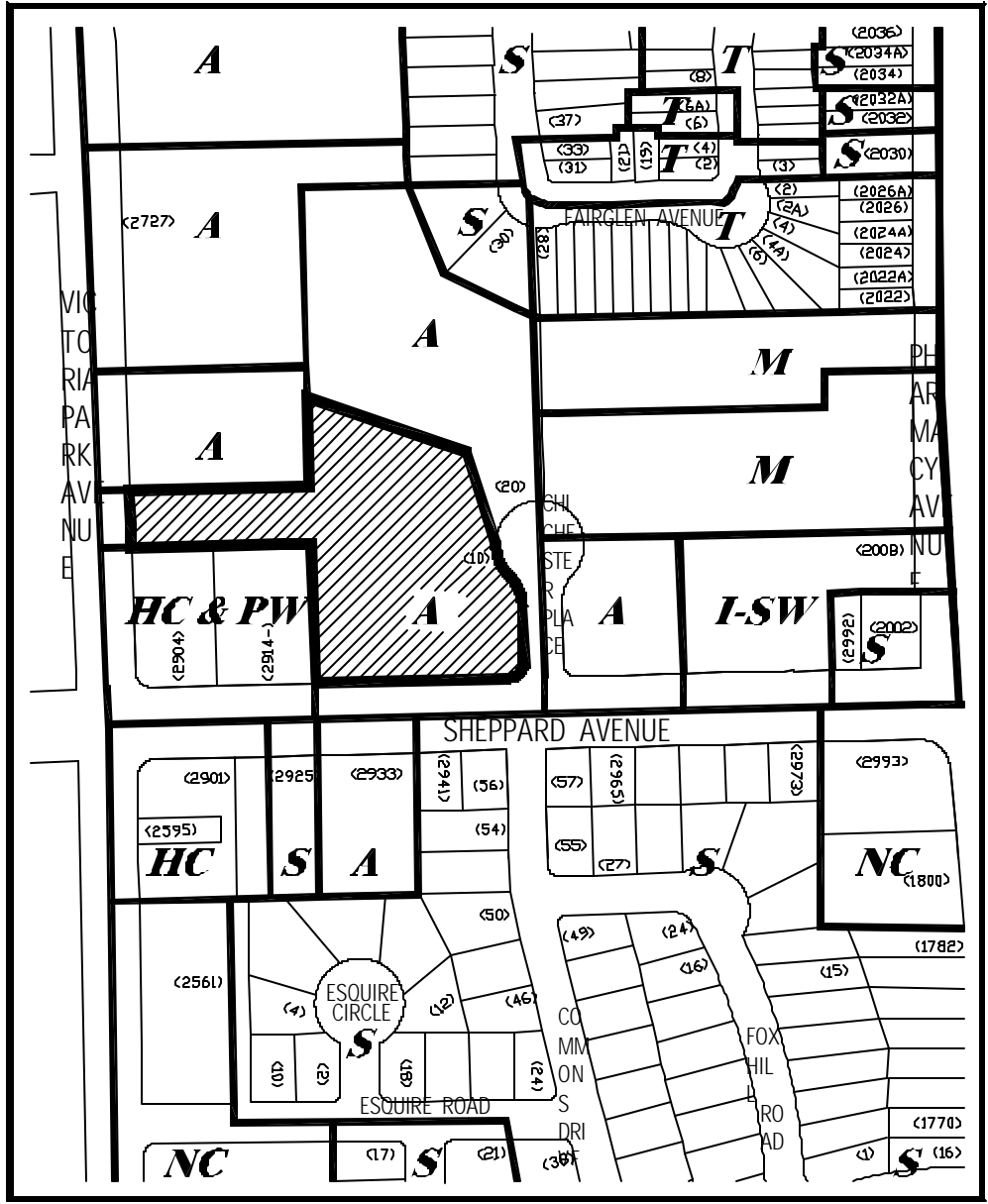


Elevation Plans
Applicant's Submitted Drawing

10 Chichester Place
File # TF CMB 2002 0008

Not to Scale
08/21/2002 - JA
CMB20020008-e

Attachment 2



Toronto Urban Development Services
Zoning

10 Chichester Place
 File # TF CMB 2002 0008

- LOCATION OF APPLICATION
- 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

↑ Not to Scale
 L'Amoreaux & Sullivan Community By-laws
 Extracted 08/21/2002 - JA

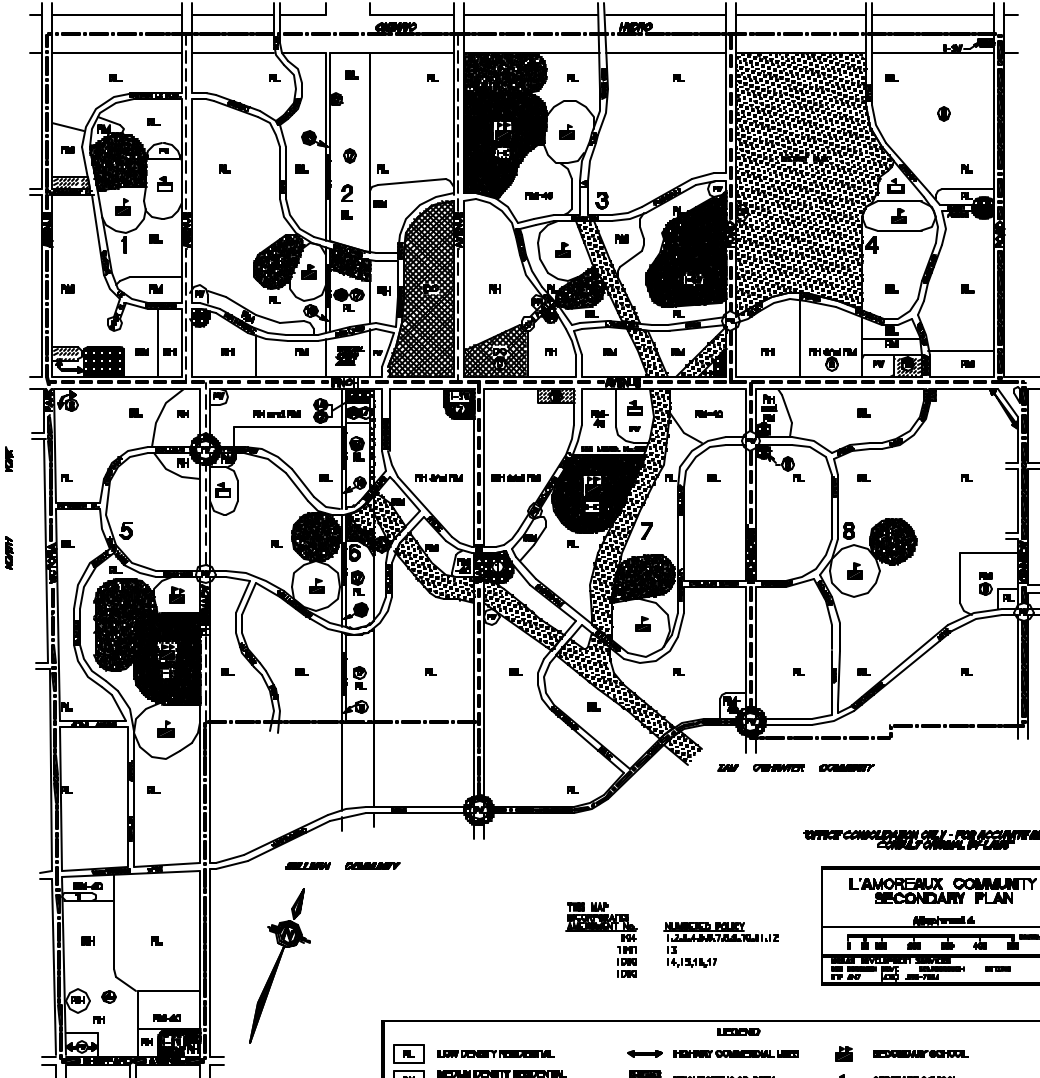
LOT 33 34 35 32 31 30 29

STEELE EMPLOYMENT DISTRICT

FIELD COMPANY

CON. 4

CON. 3



OFFICE COMPILATION ONLY - FOR OCCASION REFERENCE ONLY - ORIGINAL NOT SHOWN

L'AMOREUX COMMUNITY SECONDARY PLAN
 Map Sheet 4

SCALE: 1:10,000
 DATE: 2011
 BY: [Name]
 CHECKED: [Name]

THE MAP REPRESENTS THE NAMED POLY
 FOR 1, 2, 3, 4, 5, 6, 7, 8, 11, 12
 13
 14, 15, 16, 17
 18



LEGEND					
[Symbol]	LOW DENSITY RESIDENTIAL	[Symbol]	NEW HIGH COMMERCIAL USES	[Symbol]	SECONDARY SCHOOL
[Symbol]	MEDIUM DENSITY RESIDENTIAL	[Symbol]	NEIGHBORHOOD HIGH	[Symbol]	SENIOR SCHOOL
[Symbol]	HIGH DENSITY RESIDENTIAL	[Symbol]	OPEN SPACE	[Symbol]	PLACE OF WORSHIP
[Symbol]	INDUSTRIAL, OFFICE, COMMERCIAL AND BUSINESS USES	[Symbol]	COMMUNITY FACILITIES	[Symbol]	NAMED POLY
[Symbol]	RESIDENTIAL MEDIUM USE	[Symbol]	RECREATIONAL USES (PARKS, PLAY, etc.)	[Symbol]	NEIGHBORHOOD BOUNDARY AND DESIGN
[Symbol]	DENSITY COMMERCIAL	[Symbol]	FIELD SCHOOL	[Symbol]	COMMUNITY / EMPLOYMENT DISTRICT BOUNDARY
[Symbol]	NEIGHBORHOOD COMMERCIAL	[Symbol]	SENIOR PUBLIC SCHOOL		

Attachment 5

APPLICATION DATA SHEET

Combination

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

File Number:
 Application Number: **TF CMB 2002 0008**
 Application Date: 06/24/2002

Municipal Address: 10 Chichester Place
 Nearest Intersection: 10 CHICHESTER PLACE

Project Description: TO INTENSIFY A RESIDENTIAL SITE WITH AN EXISTING 16 STOREY RENTAL BUILDING BY ADDING A NEW 28 STOREY CONDOMINIUM AND 8 TOWNHOUSE UNITS

Applicant:
 LORNE ROSS PLANNING
 SERVICES INC.
 1920 ELLESMERE ROAD
 SCARBOROUGH, ON M1H3G1

Agent:

Architect:

Owner:
 VERBANA CONSTRUCTION
 LIMITED C/O THE BROWN GROUP
 38 BERWICK AVENUE
 TORONTO, ON M5P1H1

PLANNING CONTROLS (For verification refer to Chief Building Official)

Official Plan Designation: RH: HIGH DENSITY RESIDENTIAL Site Specific Provision:
 Zoning District: A:APARTMENT RESIDENTIAL Historical Status:
 Height Limit (m): 0 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area: 14998.2 **Height:** Storeys: 28
 Frontage: 98.99 Meters: 84
 Depth: IRREGULAR

	Indoor	Type	Outdoor	Type	Off Site	Leased
Ground Floor GFA: 750	Parking Spaces: 330		140		0	0
Residential GFA: 21840	Loading Docks: 1		0			
Non-Residential GFA: 0			0			
Total GFA: 21840			0			

DWELLING UNITS

FLOOR AREA BREAKDOWN

Tenure Type:	Condominium	Above Grade	Below Grade
Rooms:	0	Residential GFA: 21840	
Bachelor:	0	Retail GFA: 0	
1 Bedroom:	0	Office GFA: 0	
2 Bedroom:	0	Industrial GFA: 0	
3+ Bedroom:	0	Industrial/Other GFA: 0	
Total Units:	220		
Total Proposed Density:	300 units per hectare with existing building		

COMMENTS

Current Status: Open Latest Event Target Date Actual Date Outcome
 Circulated 06/24/2002

Data Valid: Aug 8, 2002 11:11:46 AM Planner: Mihalcin, Ed Phone: 416 396-7034
 Area: District - D Planning Office: Toronto - East (TF)