

## Tracking Status

- This item was considered by [Scarborough Community Council](#) on July 4, 2018. The Scarborough Community Council postponed consideration of this item. Consult the text of the decision for further information on the deferral.

### Scarborough Community Council consideration on July 4, 2018

SC32.10	ACTION	Deferred		Ward: 36
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### 66 to 80 Dale Avenue - Official Plan Amendment and Zoning Amendment Application - Preliminary Report

#### Community Council Decision

Scarborough Community Council deferred consideration of the item until the first quarter of 2019.

#### Origin

(June 18, 2018) Report from the Director, Community Planning, Scarborough District

#### Summary

This report provides preliminary information and an early opportunity to raise issues for follow-up with regard to the applications. It seeks Community Council's direction on the community consultation process and indicates the expected timing for a Final Report to City Council. The application has been circulated to all appropriate agencies and City divisions for comment and a staff review of the application is underway.

The proposed development is for five new rental apartment buildings on a new private street. Four of the buildings are 4-storey stacked townhouses, with a total of 66 units, while the fifth building is a 27-storey residential apartment building containing 320 units. A combined 2 level underground parking garage is proposed to accommodate parking for 388 vehicles. A total of 438 parking spaces are being provided which includes 30 spaces that are tandem parking spaces and 20 surface parking spaces and 386 bicycle parking spaces. The proposed Floor Space Index (FSI) is 2.0.

The applicants are requesting to amend the Official Plan to re-designate the subject lands from Neighbourhoods to Apartment Neighbourhoods and the lands at 66 Dale Avenue from Neighbourhoods to Parks and Open Space Areas (Parks). (Refer to Attachment 2: Location Map and Attachment 3: Official Plan Land Use Map Plan). The applicant is also seeking to amend the former City of Scarborough By-law No.10010 (Scarborough Village Community) and the City-Wide By-law No. 569-2013 to rezone the 80 Dale Avenue from Highway Commercial (HC) to: i) Apartment Residential (A), Multiple-Family Apartment Residential

(M) and Major Open Space (O) in the Scarborough Village Zoning By-law and; ii) Residential Apartment Commercial "RAC" Zone, Residential Multiple Dwelling "RM" and Open Space "O", along with appropriate performance standards regulating, among other standards, minimum and maximum building setback requirements, heights of the building, number of units, gross floor area, setbacks, building step backs, balconies, vehicular and bicycle parking spaces and amenity areas, especially rooftop areas.

The Zoning By-law amendment also includes 66 Dale Avenue to rezone these lands from Single-Family Residential (S) to a Major Open Space (O) Zone in Zoning By-law No. 10010 and Residential Detached (RD) Zone to and Open Space (O) Zone in Zoning By-law No. 569-2013 (Refer to Attachment 4: Existing Zoning Map)

In order to facilitate the proposed development, the applicants are seeking a land exchange of 1202 square metres with the City of Toronto which involves lands known as, 66 Dale Avenue and a small portion of 80 Dale Avenue, in exchange for parkland to allow for a more regular access and driveway design and to create a more contiguous rectangular park shape. The Owner submitted a request for this exchange to the City of Toronto's Parkland Acquisition Unit. The applicant has provided City staff with a draft reference plan and is proposing that Parts 10 and 11, identified on this plan, be exchanged for the Parts 6 and 9 that are owned by the City (Refer to Attachment 15: Proposed Land Exchange). The City's Technical Working Committee considered the proposed land exchange at its meeting on May 4, 2018 and the formal land exchange process is currently being completed through various City Divisions including Parks, Forestry & Recreation, Real Estate Services and City Planning.

A Community Consultation Meeting will be scheduled in consultation with the Ward Councillor in 2018. A Final Report will be submitted for Council's consideration following the community consultation, the resolution of outstanding issues related to this application and the holding of a statutory public meeting under the Planning Act. The target timeline for the Final Report and required public meeting is the second quarter of 2019.

### **Background Information**

(June 18, 2018) Report and Attachments 1-15 from the Director, Community Planning, Scarborough District - 66 to 80 Dale Avenue - Official Plan Amendment and Zoning Amendment Application - Preliminary Report

<http://www.toronto.ca/legdocs/mmis/2018/sc/bgrd/backgroundfile-117311.pdf>

### **Communications**

(July 3, 2018) Submission from Jake Murray (SC.New.SC32.10.1)

(July 4, 2018) Submission from Councillor Crawford - 60 to 80 Dale Avenue - Expanded Area Notification Map (SC.New.SC32.10.2)

<http://www.toronto.ca/legdocs/mmis/2018/sc/comm/communicationfile-87377.pdf>

### **Speakers**

Christian Huggett, Podium Developments

### **Motions**

*1 - Motion to Amend Item moved by Councillor Gary Crawford (Redundant)*

That Recommendation 2 be amended to read:

“2. Notice of the community consultation meeting be given to landowners and residents within 120 metres of the site and the area generally bounded by the properties from the existing railway right-of-way, east of Livingston Road, west of Scarborough Golf Club Road, north of Guildwood Parkway and north of Guildcrest Drive, as identified on the Expanded Area Notification Map [Item SC32.10.2], and that the additional costs for Notice beyond the 120 metres from the subject site, be borne by the Applicant.”

*2 - Motion to Defer Item moved by Councillor Gary Crawford (Carried)*  
That consideration of the item be deferred until the first quarter of 2019.

**Vote** (Defer Item)

Jul-04-2018

<b>Result: Carried</b>	Majority Required - Motion 2 by Councillor Crawford to defer item
Yes: 10	Paul Ainslie, Gary Crawford, Glenn De Baeremaeker, Jim Hart, Michelle Holland (Chair), Jim Karygiannis, Norman Kelly, Miganoush Megardichian, Neethan Shan, Michael Thompson
No: 0	
Absent: 0	

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Source: Toronto City Clerk at [www.toronto.ca/council](http://www.toronto.ca/council)