

Southwest of Alton Towers Circle and Goldhawk Trail – Rezoning and Draft Plan of Subdivision Applications – Preliminary Report

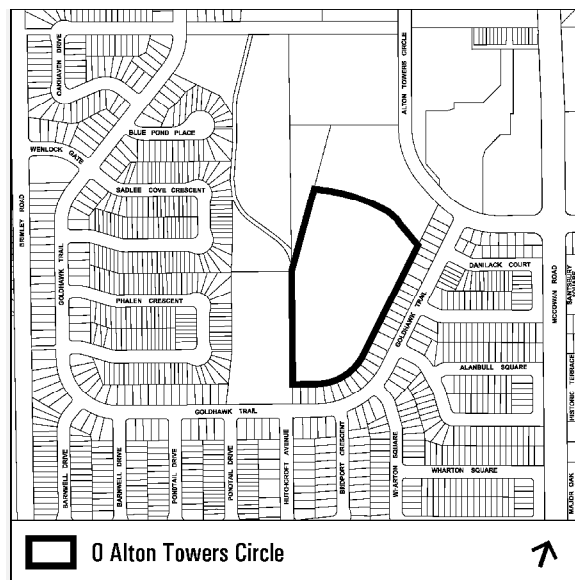
Date:	July 28, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 41 – Scarborough-Rouge River
Reference Numbers:	10 186614 ESC 41 OZ and 10 186609 ESC 41 SB

SUMMARY

This application was made on June 1, 2010 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The Toronto District School Board (TDSB) is the owner of a 6.07 hectare vacant secondary school site that has been declared surplus. The Conseil Scolaire de District du Centre-Sud-Ouest (CSDCSO) is seeking to develop a French elementary school on the northern portion (1.95 hectares) of the lands and are submitting a site plan control application in the imminent future. The zoning by-law amendment and draft plan of subdivision applications apply to the southern portion of the lands (4.12 hectare), which are proposed for development as a residential subdivision of 76 single detached houses. A consent application to sever the lands as also been submitted.

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.

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. Upon the completion of the evaluation of the proposal, a Final Report will be prepared with notice for a public meeting.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands southwest of Alton towers Circle and Goldhawk Trail, 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.

Pre-Application Consultation

The applicant met with City staff to discuss the requirements for a complete application and those requirements were adhered to with this submission.

The applicant held open houses/community consultation meetings with the community on October 15, 2009, April 13, May 25 and June 14, 2010. At the meetings, some of the issues that were raised were the preference to keep the lands as open space, concerns with the width of proposed roads, and the amount of traffic that would be generated by the residential development.

ISSUE BACKGROUND

Proposal

The application for a zoning by-law amendment and draft plan of subdivision is to permit a 76-unit residential development of single detached houses on a 4.12 hectare parcel of land.

Site and Surrounding Area

The Toronto District School Board (TDSB) is the owner of a 6.07 hectare site that was originally planned to be a secondary school site. A high school was not constructed and due to existing enrolments and capacities in the area, the site has been declared surplus.

The Toronto District School Board has submitted an application to the Committee of Adjustment to sever the northern portion of the site (1.95 hectare). The Conseil Scolaire de District du Centre-Sud-Ouest (CSDCSO) school board is seeking to develop a French elementary school and a site plan control application for the proposed school is being submitted in the near future. The zoning by-law amendment and draft plan of subdivision applications apply to the remainder of the lands (4.12 hectare), which are proposed for development as a residential subdivision of 76 single detached houses.

The site is located in the southwest quadrant of Alton Towers Circle, between Steeles Avenue East to the north and McNicoll Avenue to the south, west of McCowan Road. Access to the site will be from Goldhawk Trail from two un-opened road stubs. The process to dedicate the un-opened road stubs is under review by the City's Transportation Services Division in conjunction with these applications.

The site is irregular in shape and is currently used as open space.

North: The property to the north of the proposed residential subdivision is proposed to be developed as a French language elementary school through a site plan control application. Further north is the Goldhawk Community Centre and other institutional uses including two churches and two elementary schools.

East: On the north side of Alton Towers Circle are 3 high rise condominium towers that are approximately twenty storeys each. North of this apartment neighbourhood is a local shopping plaza.

South: Southwest of the site is a public school. Abutting the site to the southeast is an established residential neighbourhood consisting of single detached homes.

West: Goldhawk Park is located to the west of the site and is approximately 7.23 hectares.

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 site is designated as Neighbourhoods in the Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in Neighbourhoods.

Zoning

The site is zoned for a School in the Milliken Community By-law 17677 for the former City of Scarborough. The School zone permits a day nursery and a school, and has building setback requirements from streets of 3 metres. There is a site-specific exception (20) that limits the school use to a secondary school.

Site Plan Control

The entire site is currently subject to site plan control. The proposed school will be required to proceed through the site plan control application process. Staff will review the application and determine if the proposed single detached subdivision should be subject to site plan control approval.

Section 37

In accordance with the City of Toronto's Official Plan, Section 37 of the Planning Act may be used for development with more than 10,000 square metres of gross floor area (gfa) where the zoning by-law-amendment increases the permitted density by at least 1,500 square meters. The gfa proposed for this application at 13,680 square metres is an estimate at this time. Staff will review the applicability of Section 37 when more information is known.

Tree Preservation

The applicant has submitted a Tree Inventory Plan and an Arborist Report. There are a number of existing trees on the site and several trees will be impacted by the subdivision development. Grade changes are required throughout the site to accommodate new roads and single detached dwellings. The trees conflicting with the proposed roads and dwellings will be impacted.

Reasons for the Application

A site-specific zoning amendment is required to allow single detached residential units and a neighbourhood park. The draft plan of subdivision is required to create public roads, individual lots and the park parcel.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Tree Inventory and Arborist Report
- Archaeological Assessment
- Functional Servicing and Stormwater Management Report
- Geotechnical Investigation
- Phase I Environmental Site Assessment
- Traffic Operational Assessment

A Notification of Complete Application was issued on June 29, 2010.

Issues to be Resolved

Staff will review the City of Toronto Official Plan policies and determine the conformity of the proposed single detached dwellings with Official Plan Policy 4.1.5., particularly with respect to how the proposal reinforces the existing physical character of the neighbourhood including: the patterns of streets, blocks and lands; the size and configuration of lots; the heights, massing, scale and dwelling type of nearby residential properties; the prevailing building types; and the setbacks, rear and sideyards of buildings. In addition, the proposed development will be reviewed to determine if it sufficiently integrates with the surrounding community and provides adequate pedestrian connection.

The site has a number of trees on the property that will be impacted by development as identified in the Tree Inventory and Arborist Report. Staff will review the Arborist Report work with the applicant to ensure that trees will be preserved where possible.

In addition, staff will review the Traffic Operational Assessment and whether or not there are potential traffic issues.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 and Tier 2 performance measures.

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

CONTACT

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SIGNATURE

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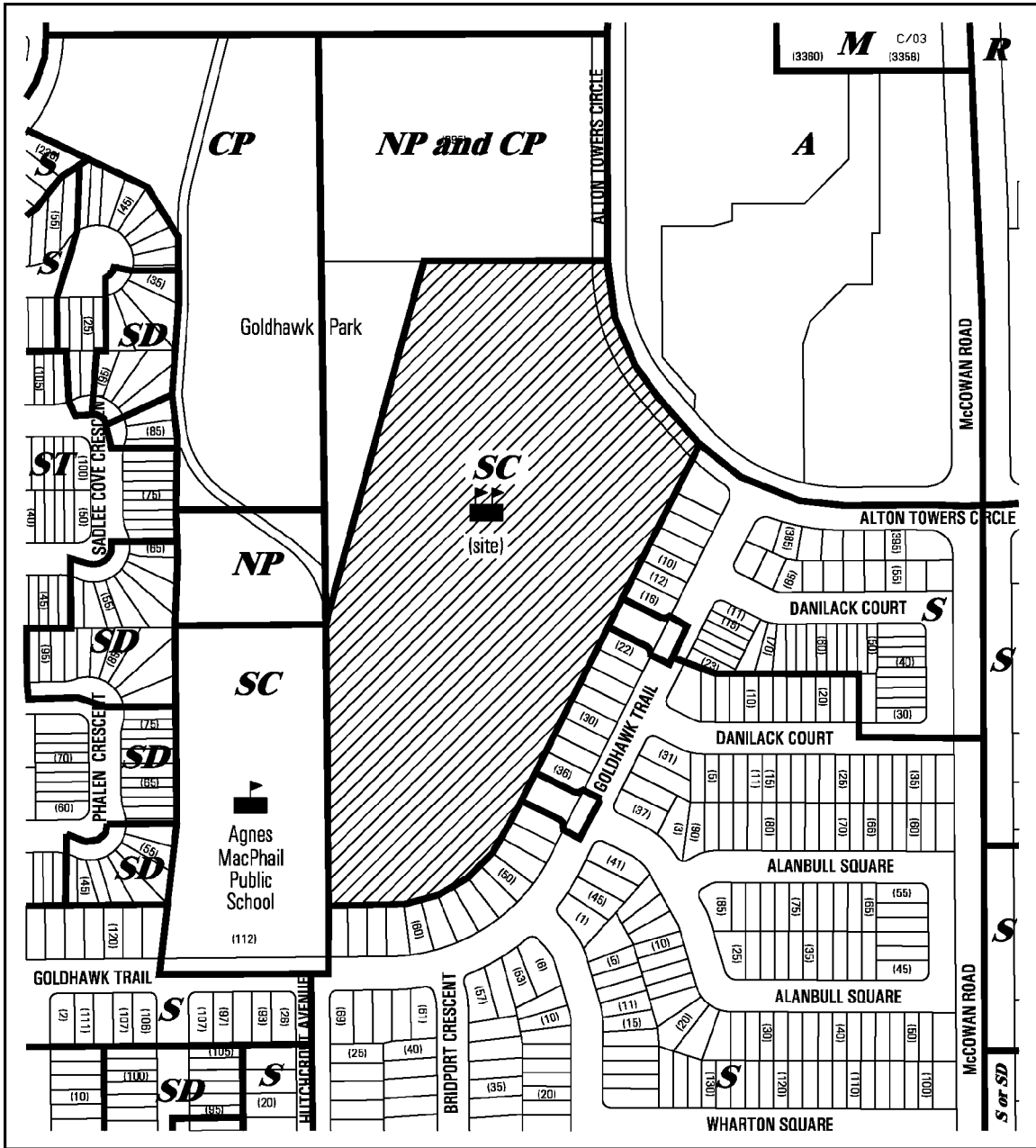
ATTACHMENTS

Attachment 1: Subdivision Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 2: Zoning



TORONTO City Planning Division
Zoning

0 Alton Towers Circle
 File # 10-10_186614 0Z

- | | | |
|--|--------------------------------------|------------------|
| R Residential | M Multiple-Family Residential | SC School |
| S Single-Family Residential | A Apartment Residential | |
| SD Semi-Detached Residential | NP Neighbourhood Park | |
| ST Street-Townhouse Residential | CP Community Park | |

Com./Emp. Bylaw s
 Not to Scale
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 07/13/10

Attachment 3: Application Data Sheet

Application Type	Rezoning/Subdivision	Application Numbers:	10 186614 ESC 41 OZ 10 186609 ESC 41 SB
Details	Rezoning, Standard	Application Date:	June 1, 2010

Municipal Address: 0 ALTON TOWERS CRCL W S
 Location Description: PLAN M2131 BLK 45 **GRID E4102
 Project Description: Application to rezone a vacant and surplus Toronto District School Board site (4.1 ha) to permit 76 single detached residential units with frontage on three new public roads. Concurrent Draft Plan of Subdivision application 10 186609 ESC 41 SB.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC.			TORONTO DISCTRICK SCHOOL BOARD

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	41180	Height: Storeys:	0
Frontage (m):	0	Metres:	0
Depth (m):	307		
Total Ground Floor Area (sq. m):	0		Total
Total Residential GFA (sq. m):	13680	Parking Spaces:	152
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	0		
Lot Coverage Ratio (%):	0		
Floor Space Index:	0		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m): 13680	0
Bachelor:	0	Retail GFA (sq. m): 0	0
1 Bedroom:	0	Office GFA (sq. m): 0	0
2 Bedroom:	0	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	76		

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