

80 Bell Estate Road - Rezoning Application - Preliminary Report

Date:	July 28, 2010
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest
Reference Number:	10 225039 ESC 35 OZ

SUMMARY

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

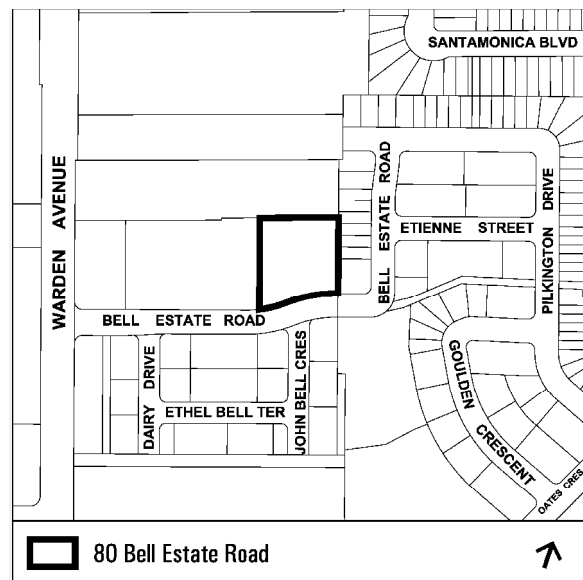
This application proposes a zoning by-law amendment application to permit the redevelopment and restoration of the Bell Estate property, which contains an old stone farm house designated under the Ontario Heritage Act, with 11 condominium townhouses and 2 condominium units within the Bell Estate farm house, for a total of 13 units.

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.

A final report will be prepared and a public meeting will be scheduled once all identified issues have been satisfactorily resolved and all required information is provided.

RECOMMENDATIONS

The City Planning Division recommends that:



1. Staff be directed to schedule a community consultation meeting for the lands at 80 Bell Estate Road 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.

DECISION HISTORY

The Bell Estate (Thornbeck-Bell House) was designated under Part IV of the Ontario Heritage Act in September 2007. The designation is identified under the municipal address of 679 Warden Avenue. Prior to the designation of the property, a heritage easement agreement between the owner and the City of Toronto was registered on title in May 2006. The heritage easement agreement describes the reasons for identification and heritage attributes.

At its meeting on February 16, 2005, City Council authorized staff to negotiate and enter into a financially secured servicing agreement for a municipal road to serve the former Beckers Dairy lands at 671 to 679 Warden Avenue. The Beckers lands were divided into five parts through a consent application approved on June 1, 2005. This included four parcels of land formerly known as 671, 673, 675 and 679 Warden Avenue. The fifth parcel is the public road running east-west from Warden Avenue now known as Bell Estate Road.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant has applied for an amendment to the zoning by-law to permit the redevelopment and restoration of the Bell Estate property with 13 dwelling units. The proposed residential development consists of 11 three-storey condominium townhouses on the vacant land west of the Bell Estate heritage house and two condominium units are proposed within the heritage house itself. Resident and visitor parking are provided in a central location on the north-east portion of the site accessed by a 6 metre wide private access driveway off of Bell Estate Road. Refer to the Site Plan – Attachment 1, Townhouse Elevations – Attachment 2, Bell Estate Elevations – Attachment 3, and the Application Data Sheet – Attachment 4 for additional project information.

Site and Surrounding Area

The site is irregular in shape with a frontage of 62.99 metres (206.66 feet) on Bell Estate Road, and a site area of 0.39 hectares (0.97 acres). The site is located on the east side of Warden Avenue, south of St. Clair Avenue East, and north of Mack Avenue. It is occupied by the Bell Estate heritage house and an old garage, the remainder of the property is vacant. The site is at a relatively high elevation, in relation to the public street to the south.

The surrounding land uses in the vicinity of the site can be described as follows:

North: the parking area of a self storage facility;

East: single detached residential and street townhouses fronting on Bell Estate Road;

South: Bell Estate Road and street townhouses under construction on the south side of the road; and

West: Ina Grafton Gage long term care facility.

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 a Mixed Use Area in the Toronto Official Plan – Warden Woods Community Secondary Plan. Mixed Use 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, open spaces and utilities.

Development within Mixed Use Areas will:

- 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 means such as providing appropriate setbacks and/or 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; and
- locate and mass new buildings to frame the edges 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 and provide an attractive, comfortable and safe pedestrian environment. They are to have access to schools, parks, community centres, libraries, and childcare, and take advantage of nearby transit services. They are to provide 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.

The Warden Woods Community Secondary Plan establishes a framework to guide the coordinated development of new mixed use and residential neighbourhoods with all the ingredients for success including adequate community facilities, excellence in urban design, and a balanced transportation system. The intent of the Secondary Plan is to support private and public investment in the creation of a new community, integrated with the surrounding residential communities and ravine system, and to establish compatible interfaces with residual and abutting employment areas.

With respect to the Bell Estate specifically, the Warden Woods Community Secondary Plan states that the Bell Estate building is one of the key cultural resources in the Secondary Plan Area and should be considered as one of the focal points and the views towards the Bell Estate building should be an important consideration in the design of the surrounding buildings and open spaces. The Warden Woods Conceptual Master Plan highlights the Bell Estate as a potential community focus with proposed road and pedestrian connections linking this site.

Zoning

The subject property is currently zoned Industrial (M) in the Oakridge Employment District Zoning By-law No. 24982. The industrial zone permits day nurseries, educational and training facility uses, industrial uses, offices, excluding medical and dental offices, places of worship, and recreational uses. The property is also subject to a site specific exception which permits a Long Term Care Facility as an additional use

provided there is no industrial use or special industrial use on the remainder of the lands. Refer to Zoning Map – Attachment 4.

Site Plan Control

The property is subject to Site Plan Control By-law No. 1047-2005. A site plan application has been submitted and is currently under review.

Tree Preservation

The applicant has submitted an arborist report stating that 15 private trees and 1 City of Toronto road allowance tree will require removal if the proposed development is approved. They have also submitted a landscape plan which includes replacement tree planting.

Reasons for the Application

The zoning by-law amendment is required to permit the change of use from an industrial zone to a residential zone to permit the proposed 13 dwelling units. Appropriate zoning standards are also required to permit the proposed development.

COMMENTS

Application Submission

The following plans, reports and studies were submitted with the application:

- boundary plan of survey;
- site and context plan;
- elevations and floor plans;
- landscape plan;
- tree survey;
- arborist report;
- planning rationale;
- traffic impact study;
- site servicing assessment and stormwater management implementation report;
- site servicing and grading plan;
- phase 1 and 2 environmental site assessments;
- stage 1 archaeological assessment;
- green development standard and checklist and statistics template; and
- environmental noise analysis.

City staff are reviewing the application submission for completeness.

Issues to be Resolved:

Land Use Compatibility

The application will be assessed to ensure the proposed land uses are compatible with the surrounding uses, including the employment lands to the north.

Infill Townhouse Guidelines

The purpose of the guidelines is to clarify the City's interest in addressing development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. Some of the goals of the Infill Townhouse Guidelines that the development should successfully address are creating a high quality living environment for all residents; protecting significant man-made and natural features such as heritage structures and mature vegetation; maintaining an appropriate scale and pattern of development within its context; minimizing shadows, blocked views and overlook onto existing residential buildings and open spaces; and consolidating service areas (parking, loading and garbage) to minimize their impact on public streets and open spaces.

Heritage

The site at 80 Bell Estate Road is identified for its cultural resource value or interest. The site contains a house form building, historically known as "The Bell Estate." Portions of the building date to the mid-19th century when it was constructed for members of the Thornbeck family. The Bell Estate is also historically significant as an early farmhouse in former Scarborough Township. Architecturally, the house is an important early example of Georgian styling that was updated with Gothic Revival features.

The proposed development intends to construct a two storey addition to the rear of the Bell Estate and create two dwelling units within the old farm house. A review of the elevations and associated plans will be completed by the appropriate City divisions to make sure that the heritage attributes identified in the heritage easement agreement are conserved. The applicant may also need to prepare and submit for review a heritage impact statement.

Traffic Impact

The applicant has submitted a traffic impact study for the proposed 13 unit condominium development. This study was prepared by BA Consulting and concludes that the proposed development would generate approximately 10 new two-way trips during the peak hours, which would result in acceptable levels of service at the Warden Avenue/Bell Estate Road intersection while taking into account the full build-out of the surrounding area. This report will be circulated to the appropriate City divisions and agencies for review to determine whether it adequately addresses the impacts of the proposed development.

Servicing

A site servicing assessment and stormwater management implementation report prepared by Sernas Associates has been submitted in support of the development application. The report concludes that the proposed development can be serviced utilizing the existing surrounding infrastructure. This can be achieved without any adverse impact to the municipal services of the surrounding area. The report has been circulated to the Technical Services Division for review and comment.

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 performance measures.

Parkland and Section 37 of the Planning Act

The Warden Woods Community Secondary Plan provides for an alternative parkland rate of 0.4 hectares per 300 dwelling units, or 5% of the land area, whichever is greater. The alternative rate may be taken as a cash payment in lieu of a land dedication. Alternative Parkland Rate By-law No. 952-2005 provides for the alternative parkland rate of 0.4 hectares per 300 dwelling units.

The Warden Woods Community Secondary Plan also outlines policies with respect to Section 37. Section 37 will apply to increases in height and density as set out in the zoning by-law. Agreements pursuant to Section 37 of the Planning Act may be used to secure facilities and matters relating to community benefits. Section 37 community benefits will be selected on the basis of local community needs, the nature of the development application, any implementing guidelines or plans adopted by Council and the strategic objectives and policies of the Warden Woods Community Secondary Plan.

Opportunities for the applicant to provide community benefits in exchange for the proposed increase in height and density will be negotiated. Development applications that have been approved in the Warden Woods Community have secured a financial contribution to be used as a contribution towards a community centre to serve the area.

Additional Issues

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

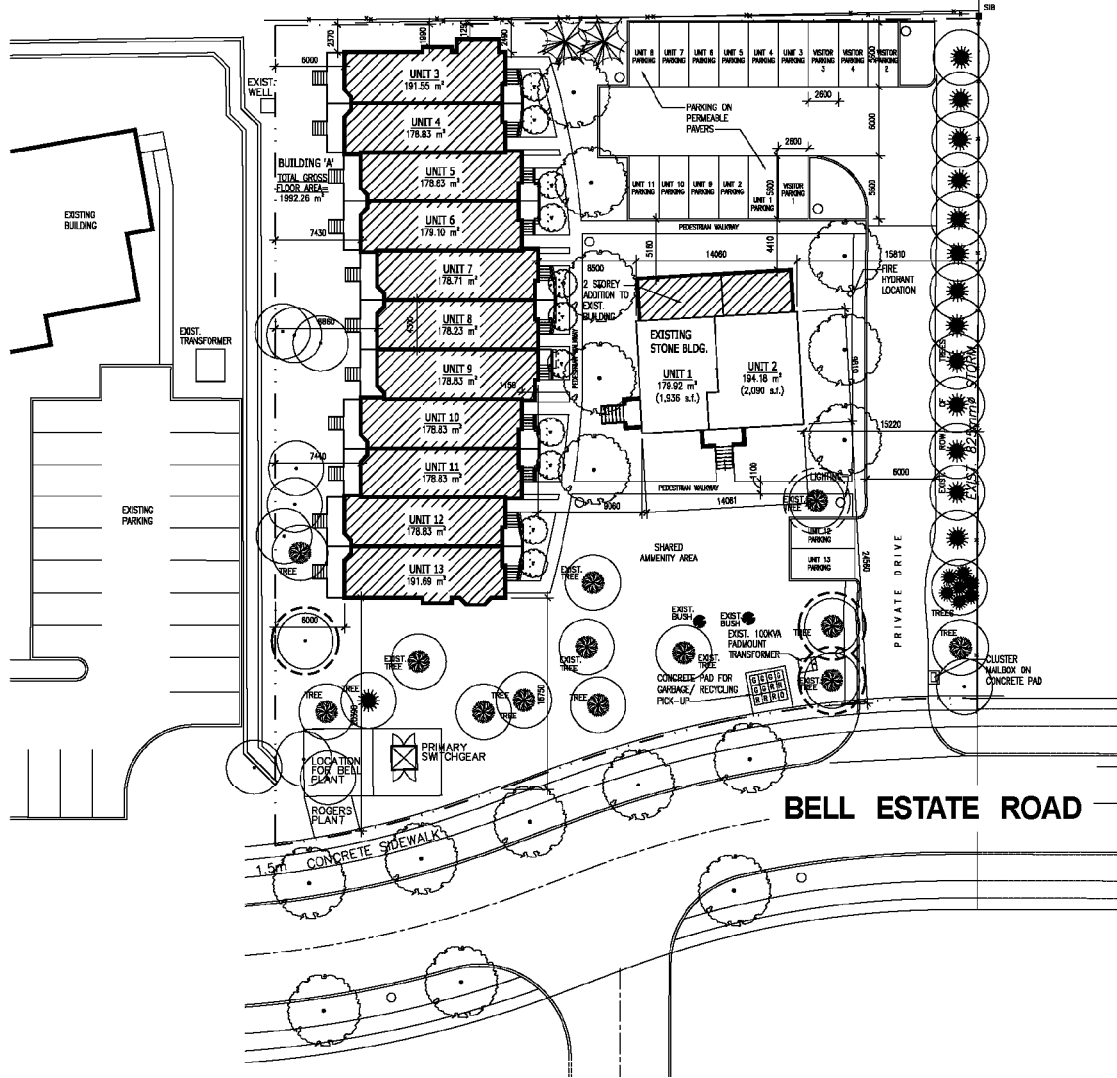
Attachment 2: Elevations – Townhouses

Attachment 3: Elevations – Bell Estate

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale 

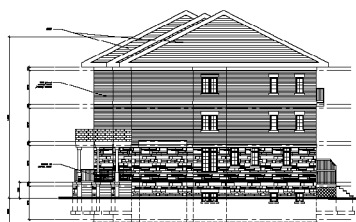
80 Bell Estate Road

File # 10_225039

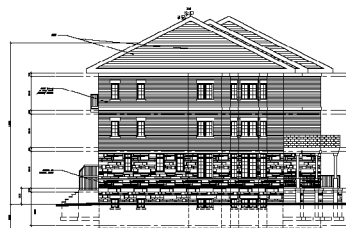
Attachment 2: Elevations – Townhouses



East Elevation



North Elevation



South Elevation



West Elevation

Elevations

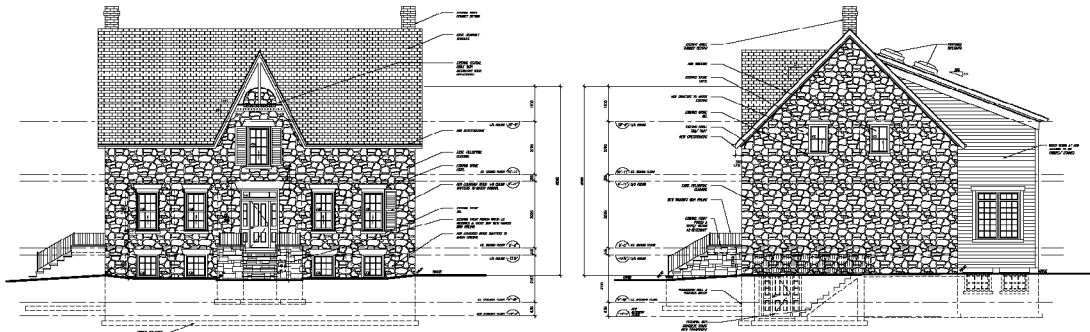
Applicant's Submitted Drawing

Not to Scale
07/27/10

80 Bell Estate Road

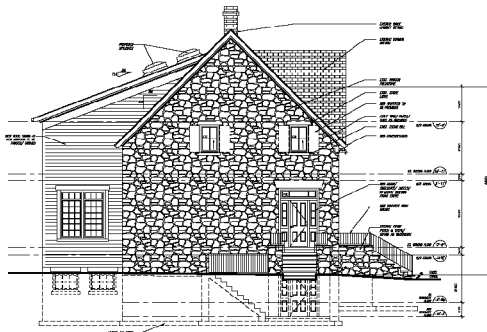
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Attachment 3: Elevations – Bell Estate

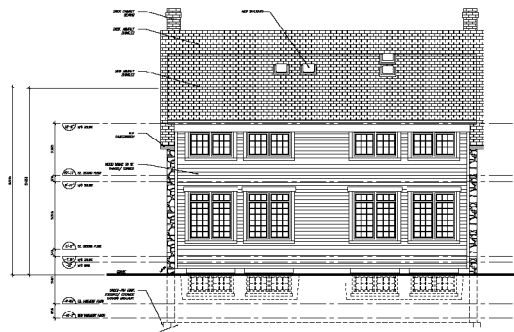


South Elevation

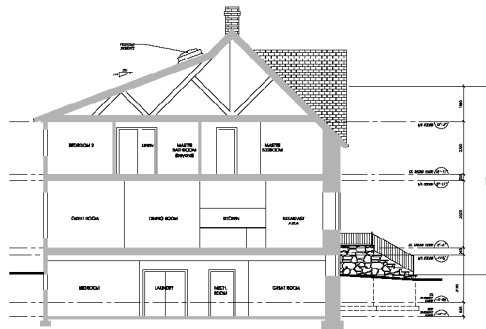
East Elevation



West Elevation



North Elevation



Historic Building Section

Historic Building Elevations

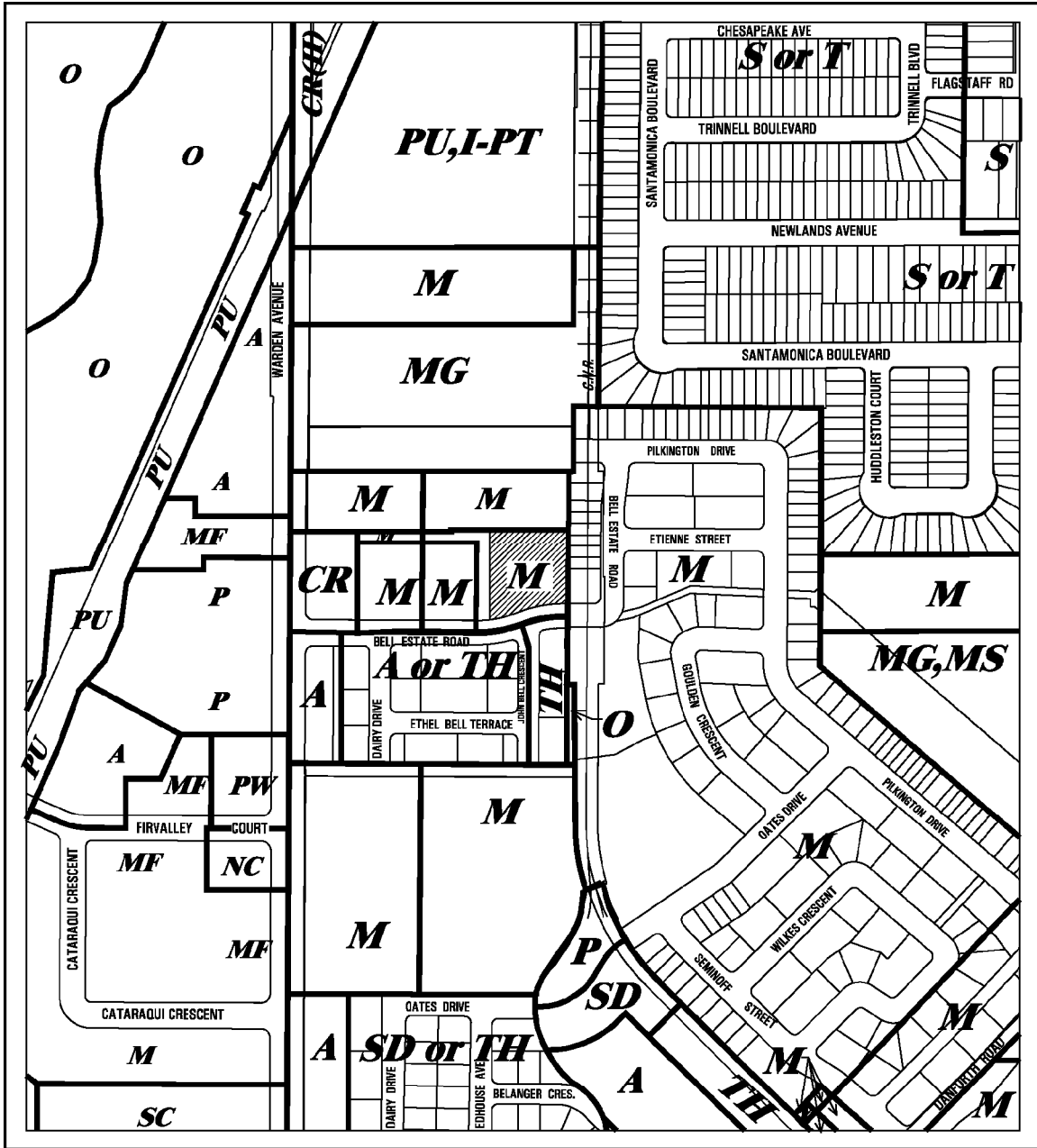
80 Bell Estate Road

Applicant's Submitted Drawing

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07/27/10

File # 10_225039 OZ

Attachment 4: Zoning



Toronto City Planning
Division
Zoning

80 Bell Estate Road
File # 10-225039 0Z

- | | | | | |
|------------------------------------|---------------------------------------|--|-------------------------------------|---|
| M Industrial Zone | SD Semi-Detached Residential | NC Neighbourhood Commercial | PU Public Utilities | Birchmount Park Community
Not to Scale
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| MG General Industrial Zone | TH Townhouse Residential | PW Placels) of Worship | SC Semi-Detached Residential | |
| MS Special Industrial Zone | MF Multiple Family Residential | I-PT Institutional - Public Transit | (C) Holding Provision | |
| S Single Family Residential | A Apartment Residential | O Major Open Spaces | | |
| T Two Family Residential | CR Commercial Residential Zone | P Park | | |

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 225039 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	July 20, 2010

Municipal Address: 80 BELL ESTATE ROAD
 Location Description: CON B PT LOT 32 RP 66R21877 PARTS 10 TO 15 AND 48
 Project Description: Rezoning Application for 11, three storey townhouses and the restoration of a heritage house into two dwelling units, for a total of 13 dwelling units.

Applicant:	Agent:	Architect:	Owner:
THE GOLDMAN GROUP			STAFFORD HOMES LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	M-Industrial	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3925.88	Height:	Storeys:	0	
Frontage (m):	62.99		Metres:	0	
Depth (m):	71.53				
Total Ground Floor Area (sq. m):	853.96				Total
Total Residential GFA (sq. m):	2366.36		Parking Spaces:	17	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2366.36				
Lot Coverage Ratio (%):	21.8				
Floor Space Index:	0.6				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	2366.36	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:	13			

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