

362, 366 and 368 Balliol Street Rezoning Application - Preliminary Report

Date:	April 9, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	10 119337 STE 22 OZ

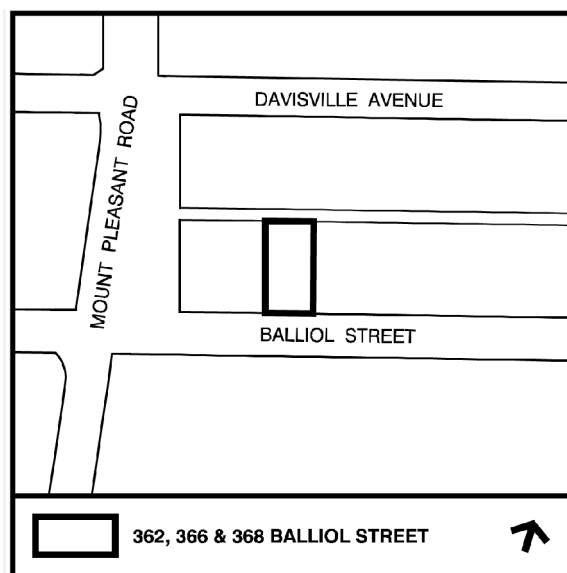
SUMMARY

This application was made on February 17, 2010 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act*, 2006.

This application proposes to convert three existing single detached dwellings at 362, 366 and 368 Balliol Street from residential use to private school use in conjunction with the adjacent Greenwood College School.

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

A community meeting was held in the neighbourhood on Thursday April 8, 2010. A statutory public meeting is targeted for the summer of 2010. This target date assumes that applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Community Council determine that the community consultation meeting held at the request of the Ward Councillor on Thursday April 8, 2010 satisfies the requirement for such meeting as normally held after the Preliminary Planning Report has been heard on a Community Council agenda. Notice was given to landowners and residents within 120 metres of the site.
2. 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

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

ISSUE BACKGROUND

Proposal

The Greenwood College School operates a private school at 421-443 Mount Pleasant Road, and 358-360 Balliol Street. Currently, Greenwood has an approximate enrolment of 383 students from Grade 7 through 12 and approximately 75 staff (including administration, faculty, building services, and occasional staff).

Greenwood also owns the three detached dwellings immediately east of the school at 362, 366 and 368 Balliol Street. The proposal calls for the conversion of three vacant detached dwellings, from residential to private school use, to be used in conjunction with the Greenwood School. The proposal does not include any exterior alterations to the three subject buildings and does not propose any landscape changes.

The subject site would accommodate accessory uses to the adjacent Greenwood School, such as administrative offices, school store, classrooms and storage. The principle entrance for all three buildings will be from Balliol Street. More specifically, each of the three buildings are intended to be used in the following ways:

362 Balliol Street

The ground floor is to be used as a school store and administrative offices. The school store component is primarily intended for the sale of school uniforms which will take place during a two-week period prior to the start of school in September. Greenwood's Information Systems Manager will also be located on the ground floor. The second floor

will accommodate the administrative offices of the Vice Principal of Finance and Business Manager. The basement will be used to store financial records.

Three parking spaces currently exist on the site. These spaces are proposed to be used by staff only. Of the three spaces, one is located in the front yard accessed via a mutual drive off Balliol Street and two are located in the rear yard accessed from the public lane.

366 Balliol Street

The ground floor is to be used for classrooms and administrative offices. Administrative offices are proposed for the second floor, to be used by teachers as personal workspace and for team planning. The basement will be used for storage.

Three parking spaces currently exist on the site. These spaces are proposed to be used by staff only. Of the three spaces, one is located in the front yard accessed via a mutual drive off Balliol Street and two are located in the rear yard accessed from the public lane.

368 Balliol Street

The ground floor is to be used for classrooms and administrative offices. Administrative offices are proposed on the second floor for the school's guidance department. Occasional meetings between academic counsellors and students will take place in that space. The application proposes that the basement be used as examination rooms and storage.

Currently there is no parking spaces contemplated at 368 Balliol Street. There is an existing one-storey framed garage off the public lane at the rear of the property used for storage.

Site and Surrounding Area

The site is located on the north side of Balliol Street just east of Mount Pleasant Road. The site consists of three residential properties, 362, 366 and 368 Balliol Street and is roughly rectangular in shape, with an area of approximately 1,024 square metres and a frontage of approximately 23 metres along Balliol Street and 44 metres deep. All three properties back onto a public laneway (See Attachment No. 1).

The subject site consists of three 2-storey detached dwellings and one detached garage.

Adjacent existing land uses are:

North: of the public lane are the garages and rear yards of residential homes fronting onto Davisville Avenue.

South: of Balliol Street is an established low-rise residential neighbourhood comprised mostly of detached and semi-detached homes.

East: is an established low-rise residential neighbourhood comprised mostly of detached and semi-detached homes. There is also a daycare immediately east of the subject site.

West: is Greenwood College School's campus in house-form buildings.

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 (Policy 4.1.1). 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*.

Low-scale institutional uses such as schools are permitted in *Neighbourhoods* (Policy 4.1.1). Schools in *Neighbourhoods* are to provide open space for outdoor student activities and for landscaping. Schools are to be designed and operated to limit noise, privacy impacts and traffic impacts on neighbouring residents (Section 4.1.2).

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

Yonge-Eglinton Secondary Plan

Like the Official Plan, the site is designated as *Neighbourhoods* in the Yonge-Eglinton Secondary Plan. In addition to the general policies set out in the Official Plan, *Neighbourhoods* within the Yonge-Eglinton Secondary Plan will consist of a variety of unit sizes, and larger units suitable for families with children (Policy 3.1).

The lands to the immediate west of the subject site, including Greenwood College School, are designated *Mixed Use Area 'E'*. This *Mixed Use Area* is an area within

which residential uses will be encouraged and where the commercial and institutional uses will be permitted. Retail uses will be restricted (Policy 4.5).

The Yonge-Eglinton Secondary Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/pdf_secondary/21_yonge_eglinton_june2006.pdf

Zoning

The site is zoned R2 Z0.6, under By-law 438-86, as amended. This is a residential zoning designation that permits a number of uses, including but not limited to: an apartment building, detached house, semi-detached and row house. The maximum permitted gross floor area is up to 0.6 times the lot area. The maximum permitted height is 9 metres.

A private school is a permitted use in an R2 zone provided that it is within a building that was originally constructed for that purpose. The existing dwellings located at 362, 366 and 368 Balliol Street were constructed as residential homes and not a private school.

The lands to the immediate west of the site are zoned mixed commercial residential (CR T2.5 C2.0 R2.5) having a gross floor area of up to 2.5 times the lot area (See Attachment No. 2).

Site Plan Control

The proposal is not subject to Site Plan Control.

Tree Preservation

A Tree Inventory and Arborist Report, prepared by Whiteside Tree & Garden, dated December 15, 2009, was submitted to inform the application. The report provides an inventory of all the trees owned by Greenwood College on the subject site over 30cm in diameter and City owned trees, over 30cm in diameter, located within 6m of the site.

This application does not require or propose the removal of any trees. The report was prepared to satisfy the City's submission requirements.

Reasons for the Application

The application proposes to convert the three existing single detached dwellings at 362, 366 and 368 Balliol Street from residential use to private school use, in conjunction with the adjacent Greenwood School. A private school is a permitted use in an R2 zone provided that it is within a building that was originally constructed for that purpose. Since these structures were not purpose-built for a private school use, an amendment to the Zoning By-law is required.

Through the review of the application, staff may identify additional areas of non-compliance with the Zoning By-law.

Provided the proposed development is found to be in compliance with the *Neighbourhoods* policies, as well as other relevant policies, an Official Plan Amendment will not be required.

Community Consultation

A community consultation meeting was held in the neighbourhood to discuss this proposal on April 8, 2010. Approximately 35 members of the public attended the meeting. Residents expressed the following concerns:

Existing and Future Traffic Impacts

Residents, especially those who use the public laneway to access their parking spaces, were concerned with the delays and congestion caused during pickup/drop off times. Traffic along the local streets, namely Balliol Street, and parking during special events were raised as concerns, as well. The proposed expansion and a possible increase in enrolment, to a number estimated to be 400 students, would worsen the existing situation without an improved traffic management plan to resolve the current condition.

Proposed and Future Expansion into Neighbourhood

Residents expressed concerns over the proposed expansion into the residential neighbourhood and the possibility of further expansion in the future. The loss of residential homes and activity during after-school-hours raised concerns with respect to safety and the loss of residential character. Specifically, residents spoke to signage and lighting.

Greenspace

Residents would like to see the greenspace behind the subject houses remain landscaped and green. The desire to continuously maintain and preserve the trees throughout the school campus was raised as a comment.

To address the existing traffic situation the Ward Councillor invited residents to participate in a committee comprised of representatives from City staff, Greenwood School, the community, the applicants traffic engineers and the Councillor's office.

In addition, Planning staff received several phone calls and emails expressing these same issues.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Letter
- Parking and Traffic Operations Assessment
- Tree Inventory and Arborist Report

A Notification of Complete Application was issued on March 23, 2010.

Issues to be Resolved

Land Use

The *private academic, philanthropic or religious school* as defined by the Zoning By-law is a permitted land use subject to Qualification 15. The Qualification is that the use is located in a building that is or was originally constructed for such purpose. The application proposes that the existing purpose-built-residential dwellings be used as additional school uses for Greenwood College School.

The application states that Greenwood is seeking to “make more efficient use of its existing facilities” and that certain uses will be transferred to the subject buildings. For example, staff will look at the potential impact of relocating the school store from the Commercial Residential Zone to the Residential Zone. While Greenwood proposes to expand their campus, the Traffic Study states that no direct increase in the school population is related to the proposed changes on the subject site.

Planning staff will assess whether the proposed redistribution of uses satisfies the intent of the Official Plan policies.

Traffic Impact, Access, Pickup/Drop-off, Parking

Section 4.1.2 of the Official Plan requires schools to be designed and operated to limit traffic impacts on neighbouring residents. Increasing the usability of the school may have an impact on the traffic flow in the neighbourhood with respect to the drop-off and pick-up of students.

A Parking and Traffic Assessment study, prepared by BA Group Transportation Consultants dated February 2010, has been prepared in support of the application. The study is currently being reviewed by staff. Following the review of the applicant’s traffic study and comments made by area residents, staff will assess whether the proposed expansion will have an undue negative impact on vehicular circulation in the area, including the public lane.

Noise and Privacy Impacts

Section 4.1.2 of the Official Plan requires that schools will be designed and operated to limit noise and privacy impacts on neighbouring residents. Staff will review the compatibility of the proposed conversion to, and expansion of, the private school use in the *Neighbourhoods*.

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

Landscaping

Staff have requested that a master plan be submitted identifying the proposed landscaping for the subject lands and the existing campus. To date, a topographical survey and Arborist report was submitted to illustrate the existing condition. Staff will examine: the need to retain the two existing front yard parking spaces off of Balliol Street, the adequacy of the proposed landscaping, and its effectiveness to screen and delineate the site in the final staff report.

CONTACT

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SIGNATURE

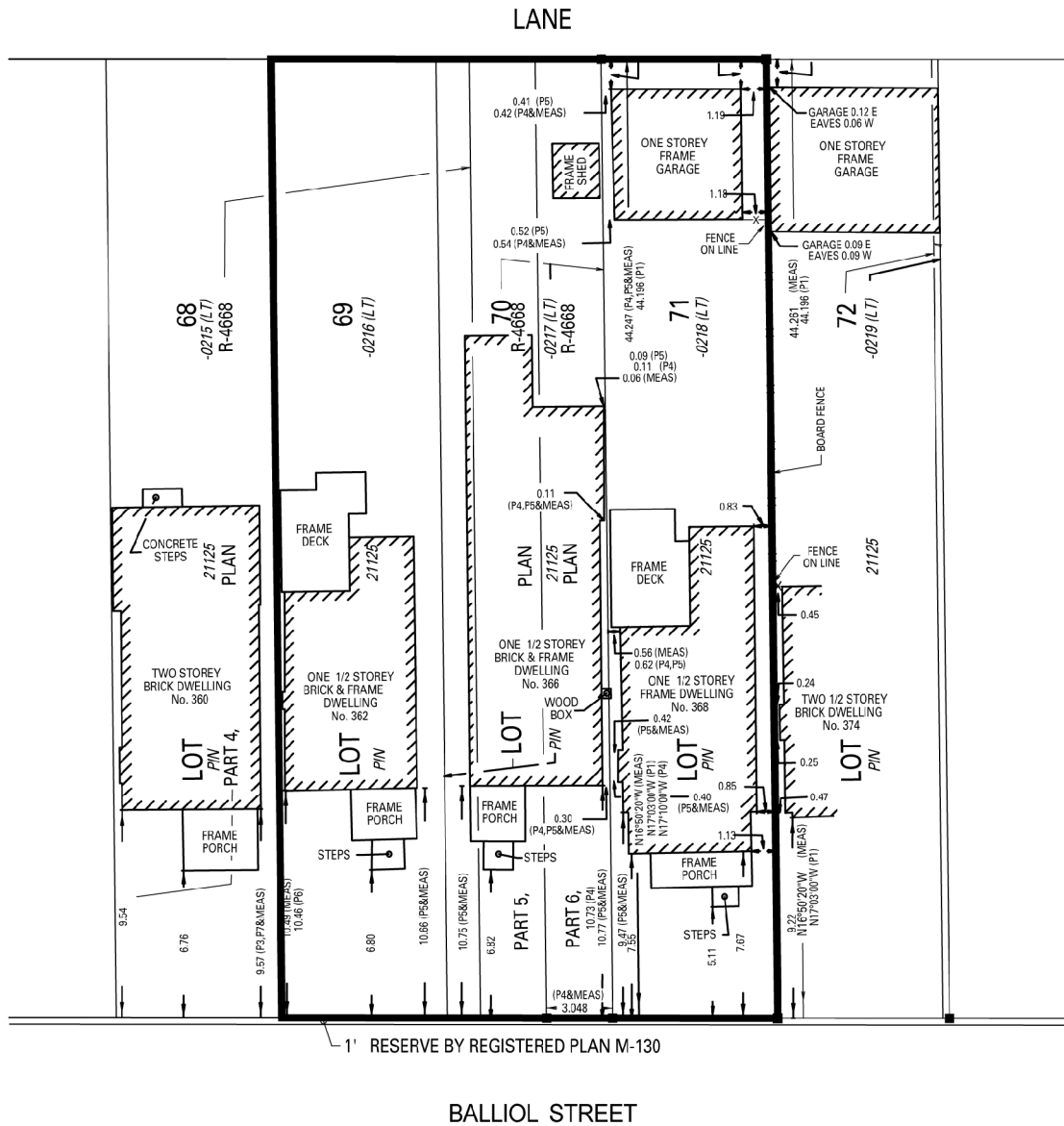
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning By-law Map
Attachment 3: Application Data Sheet

Attachment 1: Site Plan



Site Plan

362, 366 & 368 Balliol Street

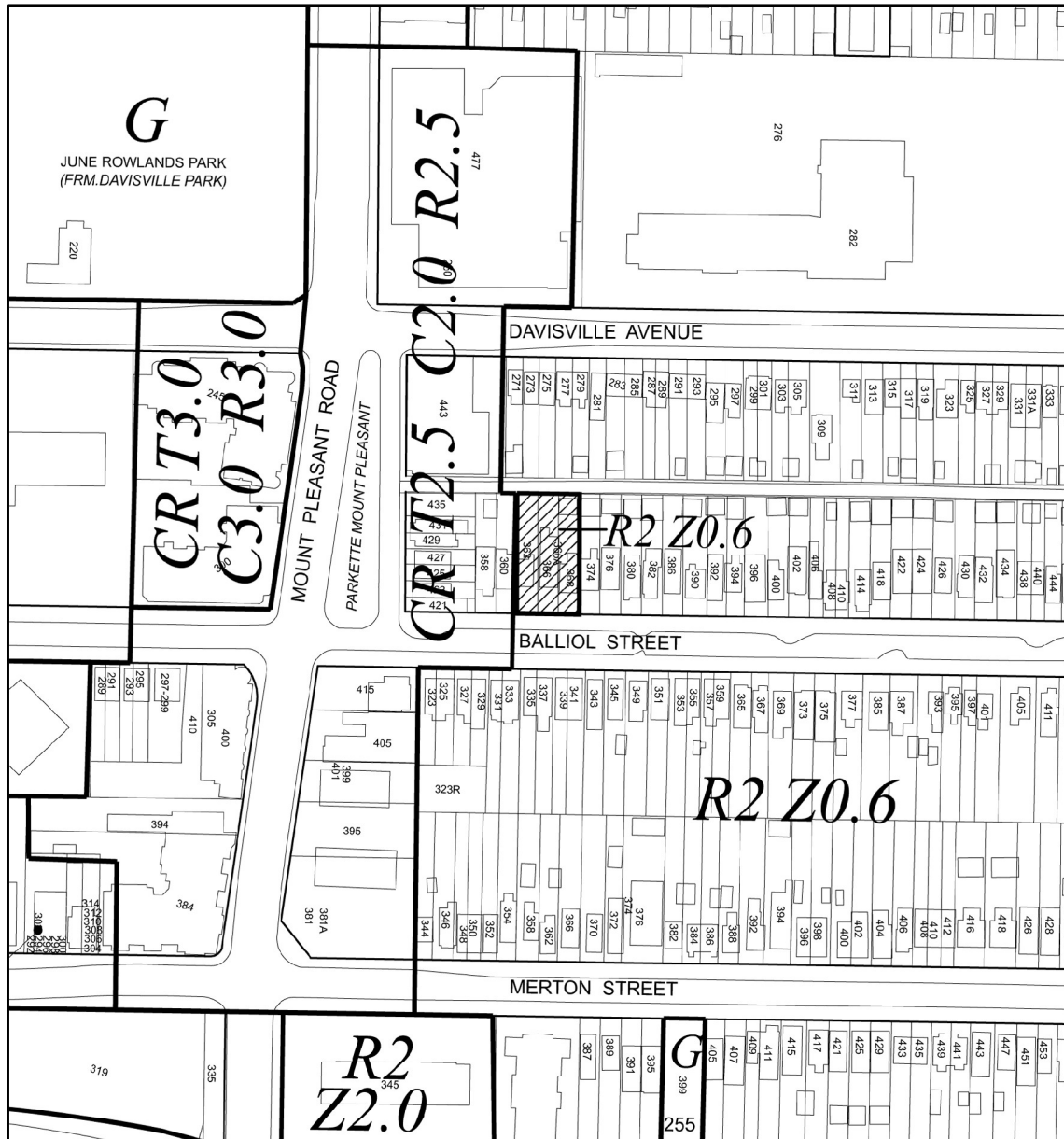
Applicant's Submitted Drawing

Not to Scale
03/15/2010



File # 10_119337

Attachment 2: Zoning By-law Map



362, 366 & 368 Balliol Street

File # 10_119337

R2 Residential District
CR Mixed-Use District
G Parks District



Not to Scale
Zoning By-law 438-86 as amended
Extracted 03/15/2010

Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	10 119337 STE 22 OZ
Details	Rezoning, Standard	Application Date:	February 17, 2010
Municipal Address:	362, 366 and 368 Balliol Street		
Location Description:	PL M130 LT69 RP 66R4668 PT 4PT **GRID S2209		
Project Description:	Rezoning application to permit the the existing house from buildings municipally known 362, 366 and 368 Balliol Street to be converted into additonal institutional space in order that it may be used in conjunction with the adjacent private academic school (Greenwood School).		

Applicant:

Stikeman Elliott
C/O Calvin Lantz

Owner:

Greenwood College School

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	R2 Z0.6	Historical Status:	
Height Limit (m):	9	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1024	Height:	Storeys:	2
Frontage (m):	23		Metres:	N/A
Depth (m):	44			
Total Ground Floor Area (sq. m):	267.43			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	6
Total Non-Residential GFA (sq. m):	510.41		Loading Docks	0
Total GFA (sq. m):	510.41			
Lot Coverage Ratio (%):	26.1			
Floor Space Index:	0.5			

DWELLING UNITS

Tenure Type:	
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	14.35	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	496.06	0