

**1251 Bridletowne Circle - Official Plan and Rezoning
Amendment Application - Preliminary Report**

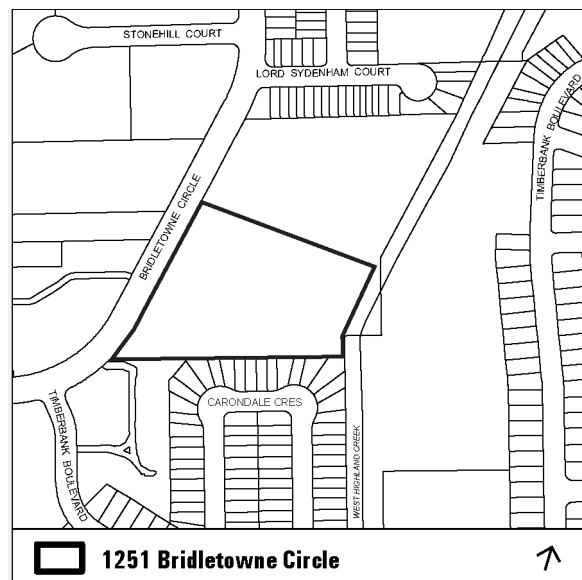
Date:	February 7, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 40 – Scarborough-Agincourt
Reference Number:	12 266748 ESC 40 OZ

SUMMARY

This application proposes a 390-unit residential development consisting of 368 stacked townhouses and 22, 3-storey townhouses on the southerly portion of lands formerly occupied by the Timothy Eaton Business and Technical Institute at 1251 Bridletowne Circle.

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.

The application should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once the issues raised during the review of the development proposal have been satisfactorily addressed.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1251 Bridletowne Circle 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

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

ISSUE BACKGROUND

Proposal

The application proposes a residential development consisting of a total of 390 dwellings on the southerly portion of lands formerly occupied by the Timothy Eaton Business and Technical Institute (TEBTI). The development would be comprised of 368, 4-storey stacked townhouses and 22, 3-storey townhouses above a one-level underground parking garage containing a minimum of 551 parking spaces. The 22 townhouses are located at the southerly portion of the property. The proposed density is 1.5 times the lot area or 138 units per hectare.

Access to the underground parking garage would be from an internal circular private road that has 2 connections to Bridletowne Circle. The proposed private road would contain a 6 metre pavement width and 1.7 metre sidewalks on either side. A total of 20 parallel parking spaces located within 3 "pockets" within the private road are also proposed for visitor parking and short term deliveries.

Located central within the development is a common amenity area consisting of both open and enclosed space. The residential proposal is contemplated as a condominium development. The proposed development is illustrated on Attachments 1, 2 and 3. Specific details for the subject proposal are contained in Attachment 6, Application Data Sheet.

Site and Surrounding Area

The subject lands are 2.84 hectares in size and are located on the west side of Bridletowne Circle, west of Warden Avenue, and contain the TEBTI building that was closed in 2009. The northern portion of the former TEBTI lands contains the sports track. These lands are not part of the proposal and are under the City's ownership.

Access to the subject lands is from 2 driveway entrances from Bridletowne Circle. A parking lot exists on the south and southwest sides of the former TEBTI building. Pedestrian walkways occur both on the north side of the former TEBTI and along the southern edge of the parking lot to provide access to a public pathway that exists along the west side of the Highland Creek tributary. A number of mature trees occur within the streetyard and at the southwest corner of the property.

Surrounding Land Uses:

- North: The northern portion of the former TEBTI property containing a sports field with track, and 2-storey single and semi-detached dwellings beyond
- West: Apartment buildings of varying heights ranging between 6 and 16 storeys and townhouses occur on the west side of Bridletowne Circle in proximity to the subject lands
- East: A channelized tributary of the Highland Creek (West Highland Creek) with Timberbank Park beyond
- South: 2-storey linked dwellings similar to semi-detached dwellings and 2 and 3-storey townhouse development fronting onto Bridletowne Circle

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 subject lands are designated as Neighbourhoods on Map 19, Land Use Plan. Policy 4.1.1 states that Neighbourhoods are considered physically stable areas made up of

residential uses in lower scale building such as detached and semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments up to 4 storeys. Policies and development criteria within these areas aim to ensure that physical changes to established neighbourhoods are sensitive, gradual, and generally “fit” the existing physical character.

Policy 4.1.5 states that new development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- patterns of streets, blocks and lanes, parks and public building sites;
- size and configuration of lots;
- height, massing, scale and dwelling type of nearby residential properties;
- prevailing building type(s);
- setbacks of buildings from the street or streets;
- prevailing patterns of rear and side yard setbacks and landscaped open space;
- continuation of special landscape or built-form features that contribute to the unique physical character of the neighbourhood; and
- conservation of heritage buildings, structures, and landscapes.

Policy 4.1.9 states that infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established Neighbourhoods will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby properties;
- provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- front onto existing or newly created public streets wherever possible; and
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

The Built Form policies in Policy 3.1.2 specify that new development be located and organized to fit with its context and to frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development. New developments are to locate and organize vehicular parking, vehicular access and service areas and utilities to minimize their impact on the property and on surrounding properties to improve the safety and attractiveness of adjacent streets, parks and open spaces. New developments are to be massed to fit harmoniously into their existing planned context and to provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

The Housing policies in Policy 3.2.1 support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

The Natural Environment policies in Policy 3.4 support strong communities, competitive economy and a high quality of life, public and private city-building activities and changes to the built environment including public works that will be environmentally friendly. This includes protecting and improving the health of the natural ecosystem to minimize air, soil and water pollution, and managing and improving the quantity and quality of stormwater and groundwater infiltration and flows. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system. The West Highland Creek is illustrated as being part of the Natural Heritage System on Map 9.

The Public Realm policies in Policy 3.1.1.15 states that new streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets. These design standards are contained in the Council adopted Development Infrastructure Policy and Standards (DIPS).

The Official Plan contains provisions pertaining to public benefits in exchange for increased height and density for new development pursuant to Section 37 of the Planning Act. Section 37 may be used to secure the community benefits, provided the proposal is recommended for approval, having first met the test of good planning.

Zoning

The subject lands are zoned Institutional – Educational (IE) in the L'Amoreaux Community Zoning By-law No. 12466. The IE zoning permits day nurseries and institutional educational uses which include public and separate secondary schools, technical schools and private grade schools.

Design Guidelines for Infill Townhouses

The proposed 22 townhouses located in the southern portion of the subject property will be reviewed with the guidelines for infill townhouse development to ensure that these townhouses are in conformity with the guidelines. While the guidelines are not specific to stacked townhouses, the guidelines do provide a framework that has applicability to proposed stacked townhouses such as in organizing open spaces and yards, the relationship of buildings to grade, streetscapes including tree planting, and spacing requirements between buildings or townhouse blocks.

Site Plan Control

Site plan control is applicable to the proposed development. An application was not submitted and will be required to ensure the proposed development complies with the Built Form policies in the Official Plan and good urban design principles.

Ravine Control and Natural Feature Protection

The easterly portion of the subject lands along the West Highland Creek are within the Ravine and Natural Feature Protection By-law. The application has been circulated to

Urban Forestry and Toronto and Region Conservation Authority (TRCA) staff for review.

Tree Preservation

An arborist report/tree preservation plan was submitted with the application and is under review by Urban Forestry and TRCA staff.

Archaeological Assessment

An archaeological assessment was submitted and is currently being reviewed by Heritage Preservation staff.

Reasons for the Application

While the Neighbourhoods designation in the Official Plan provides for residential uses, the Official Plan amendment is required to allow the proposed stacked townhouse built form on a private road within this area context. The Zoning By-law does not permit residential uses on the subject lands and development standards to provide for the residential proposal would need to be established.

COMMENTS

Application Submission

The following reports/studies were submitted with the application: a planning rationale, a functional servicing and stormwater management report, a traffic impact study, an archaeological assessment, a natural heritage impact study, and a tree inventory and preservation plan.

A Notification of Complete Application was issued on November 22, 2012.

Issues to be Resolved

Finch Warden Revitalization Study

The proposal is located adjacent to the area that was subject to the Finch Warden Revitalization Study for redevelopment and intensification as adopted by City Council in 2010. The proposal will be assessed in conjunction with the framework established by the Study.

Land Use

Residential uses are not permitted by the Zoning By-law, but are contemplated by the Official Plan. Staff will evaluate the proposal against the relevant Official Plan policies to ensure the proposed residential mix of 22 townhouses and 368 stacked townhouses is appropriate within the area context.

Density, Height and Massing

The proposed density for the townhouse development is 1.5 times the lot area or 138 units per hectare. The proposal will be reviewed in terms of building heights, massing

and separation distances to ensure that these are appropriate for the site and surrounding area. The proposal will be evaluated to ensure the buildings respect the appropriate transition in scale to neighbouring uses.

Urban Design

It is appropriate to review this development in terms of its design, landscaping and its relationship to the surrounding area to ensure it is consistent with applicable urban design policies and guidelines. Specific regard will be given to the below grade entrances and outdoor patio's in terms of their usability and impact on the public realm. Likewise, regard will be had for the location of the ground floor relative to grade to ensure an appropriate relationship is maintained. Blank end walls are proposed and will need to be addressed.

Outdoor Amenity Area and Open Space

The design of the site will be assessed to ensure an appropriate and adequate level of private and common outdoor amenity space and landscaped open space is provided. The centrally located open space appears constrained and insufficiently visible from the street. The open space accommodates an amenity building with access to the underground garage.

The soil depth above the parking garage will be examined to ensure it will support landscaping. Maintaining a pedestrian connection from Bridletowne Circle through the development site to the existing public pathway along the West Highland Creek will also be reviewed.

Streetscape Design

The setbacks of the townhouses from the street (public and private) and the width of the proposed sidewalks will be examined to ensure pedestrian comfort, resident privacy and adequate space for tree planting.

Traffic, Access and Parking

A traffic study is under review by Transportation staff in order to assess the safety of the proposed access driveways from Bridletowne Circle, and the internal vehicle circulation. Staff will review the design of the internal private road to ensure that it meets appropriate design and road standards and that there is an adequate parking supply provided for the proposed development.

Ravine and Natural Heritage

A natural heritage impact study has been submitted in support of the development proposal and is currently being reviewed by City staff and the TRCA.

Section 37

Opportunities to provide community benefits either on-site or in close proximity to the site would be examined as part of this application for an increase in density.

Toronto Green Standard

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.

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

Conclusion

In order for the application to proceed to approval at a public meeting, all matters and issues raised would need to be appropriately resolved.

CONTACT

Sylvia Mullaste, Planner

Tel. No. (416) 396-5244

Fax No. (416) 396-4265

E-mail: Mullaste@toronto.ca

SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Stacked Townhouse Elevations [as provided by applicant]

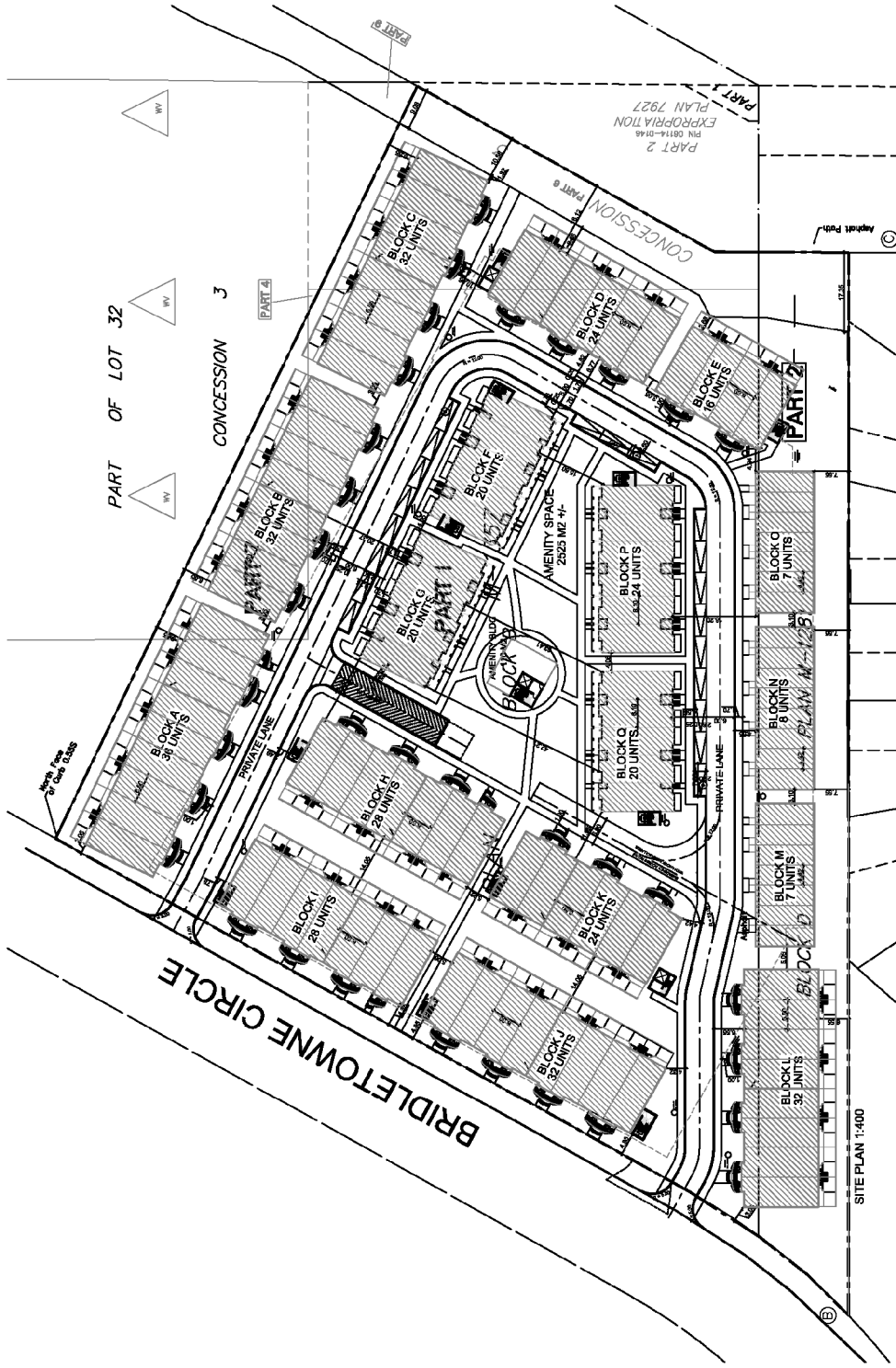
Attachment 3: 3-Storey Townhouse Elevations [as provided by applicant]

Attachment 4: Zoning

Attachment 5: Official Plan

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



1251 Bridletowne Circle

Site Plan
 Applicant's Submitted Drawing

File # 12 266748 0Z

Not to Scale
 11/01/12

Attachment 2: Stacked Townhouse Elevations



1251 Bridletowne Circle

File # 12 266748 OZ

Elevations-Stacked Townhouses

Applicant's Submitted Drawing

Not to Scale
11/01/2012

Attachment 3: 3-Storey Townhouse Elevations



Elevations-3 Storey Townhouses

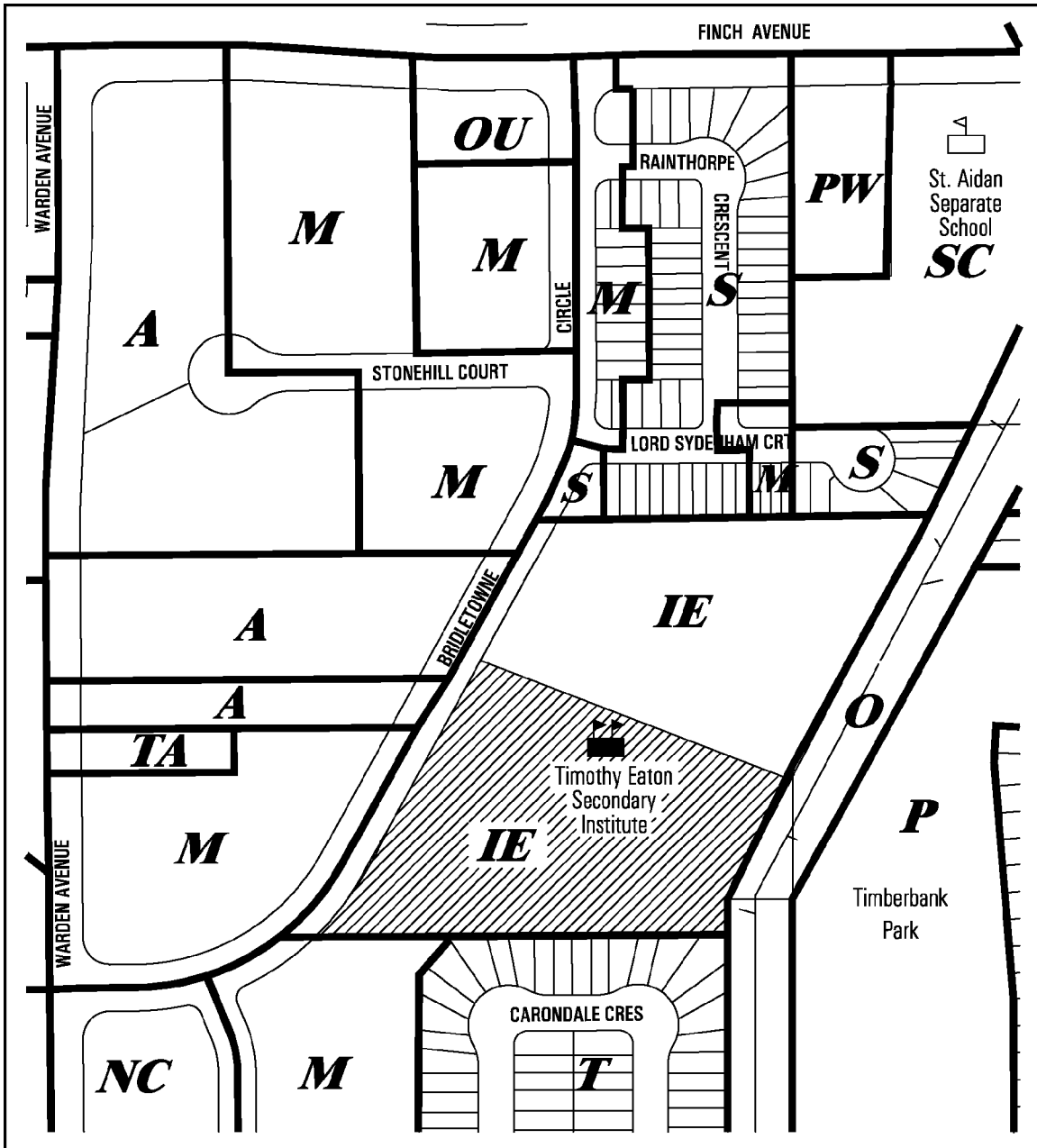
Applicant's Submitted Drawing

Not to Scale
11/01/2012

1251 Bridletowne Circle

File # 12 266748 OZ

Attachment 4: Zoning



Zoning Community/Employment District

1251 Bridletowne Circle

File # 12 266748 0Z



Location of Application

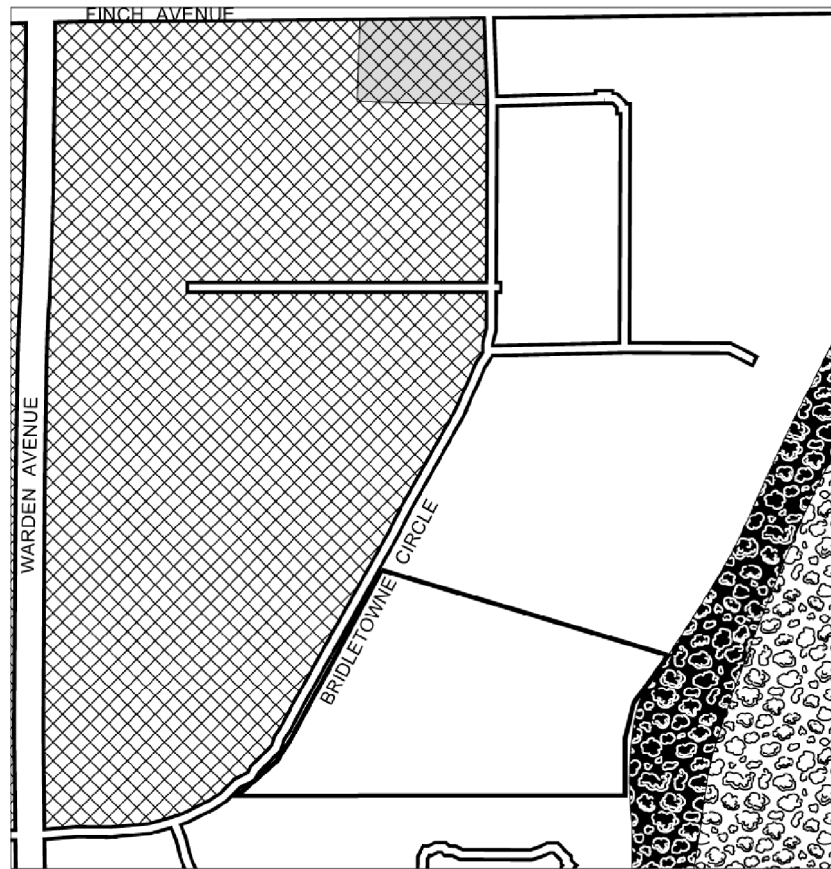
- S** Single-family Residential
- M** Multiple-family Residential
- A** Apartment Residential
- TA** Terrace Apartment Residential
- NC** Neighbourhood Commercial

- PW** Place(s) Of Worship
- OU** Office Uses
- IE** Institutional - Educational
- P** Park
- SC** School



Not to Scale
1/07/13

Attachment 5: Official Plan



TORONTO City Planning
Official Plan

1251 Bridletowne Circle

File # 12 266748 0Z



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Attachment 6: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	12 266748 ESC 40 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 23, 2012

Municipal Address: 1251 BRIDLETOWNE CRCL

Location Description: PLAN M1281 BLK D PLAN M1357 BLK B PLAN M1229 BLK E PLAN M1580 BLK B CON 3 LOT 32 PT **GRID E4002

Project Description: Proposed residential development containing 390 dwelling units, comprised of 368 units that are stacked townhouses and 22, 3-storey townhouses.

Applicant:	Agent:	Architect:	Owner:
GENESIS BUILDING CORPORATION			MIDDLEPARK ESTATES INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	IE	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	28442	Height:	Storeys:	3 & 4
Frontage (m):	95.77		Metres:	15
Depth (m):	33.16			
Total Ground Floor Area (sq. m):	11705			Total
Total Residential GFA (sq. m):	42923		Parking Spaces:	571
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	42923			
Lot Coverage Ratio (%):	41.2			
Floor Space Index:	1.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m):	42923
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	368	Industrial GFA (sq. m):	0
3 + Bedroom:	22	Institutional/Other GFA (sq. m):	0
Total Units:	390		

CONTACT: PLANNER NAME: Sylvia Mullaste, Planner
TELEPHONE: (416) 396-5244