

1251 Bridletowne Circle – City Initiated Zoning By-Law Amendment – Preliminary Report

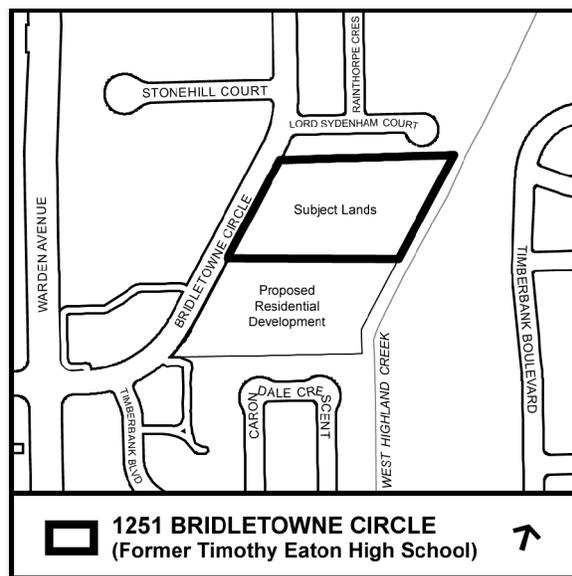
Date:	October 28, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 40 – Scarborough-Agincourt
Reference Number:	13 244451 ESC 40 OZ

SUMMARY

City Council on July 11, 12 and 13, 2012 directed staff to review and consider a City initiated rezoning of the northern portion of 1251 Bridletowne Circle to permit a multi-purpose community centre and if deemed supportable by City Planning Staff that a Public Notice be given and a Final Planning report be prepared on the City initiated rezoning.

This report provides preliminary information on a proposed City initiated zoning by-law amendment and seeks Community Council's directions on further processing of the amendment and on the community consultation process.

A Community Consultation Meeting is targeted for the fourth quarter of 2013.



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 of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2005, Council adopted the Toronto Strong Neighbourhoods Strategy, which identified 13 neighbourhoods City-wide as having priority for infrastructure investment. The Steeles L'Amoreaux community, in which the subject lands are located, is one of these 13 neighbourhoods. The Toronto Strong Neighbourhoods Strategy can be found at: <http://www.toronto.ca/legdocs/2005/agendas/council/cc051026/pof9rpt/cl006.pdf>

The Toronto District School Board at its June 2010 Committee meeting declared the 4.95 hectare (12.23 acres) parcel at 1251 Bridletowne Circle (former Timothy Eaton Secondary School site) surplus to its needs and commenced disposal of the site in accordance with Ontario Regulation 444/98.

In September 2011, the City approved the acquisition of the northern 2.11 hectare (5.22 acres) portion of 1251 Bridletowne Circle. The acquisition completed in March 2012 pending the fulfilment of a number of conditions, will transfer the lands to a community service provider as a grant to purpose-build an approximate 9 290 square metre (100,000 square feet) community centre. Relevant links can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EX9.16>
<http://www.toronto.ca/legdocs/mmis/2011/ex/bgrd/backgroundfile-40476.pdf>
<http://www.toronto.ca/legdocs/mmis/2011/cc/bgrd/backgroundfile-41051.pdf>

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The remaining 2.84 hectares (7.02 acres) southern portion of 1251 Bridletowne Circle was purchased by Middle Park Estates Inc. Staff are reviewing the appropriateness of the proposed residential development currently consisting of a total of 390 dwellings on the southerly portion of lands formerly occupied by the Timothy Eaton Business and Technical Institute. 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. Details and Link to Preliminary Report can be found at: <http://www.toronto.ca/legdocs/mmis/2013/sc/bgrd/backgroundfile-55987.pdf>

ISSUE BACKGROUND

Proposal

Planning staff are reviewing a City initiated amendment to the existing zoning on the northerly portion of 1251 Bridletowne Circle in order to permit development of an approximate 9 290 square metre (100,000 square feet) multi-service community centre. The proposed community centre would accommodate the YMCA, the Scarborough General Hospital's satellite programs and space for several small community agencies.

It is proposed that a wide variety of programs and services for children, youth, adults and seniors from diverse ethno-cultural backgrounds will be provided. These programs and services may include but are not limited to the following:

- Social service office/programs
- Recreation programs
- Mental health programs
- Arts & culture programs
- Service for individuals with disabilities
- Employment training
- Food security programs
- Settlement programs
- Medical offices

Site and Surrounding Area

The site is located on the east side of Bridletowne Circle south of Finch Avenue East. The site is approximately 2.11 hectares (5.22 acres) in area with frontage on Bridletowne Circle. The subject lands contain the sports track and playing field of the former Timothy Eaton Business and Technical Institute that was closed in 2009 and declared surplus in 2010 by the Toronto District School Board. The subject lands are located within the Steeles L'Amoreaux community which has been identified as one of the 13 neighbourhoods City-wide as having priority for infrastructure investment.

Surrounding Land Uses:

North: 2-storey single and semi-detached dwellings

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 and Public School beyond

South: Proposed 390 unit residential development, beyond which are 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 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 use 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 buildings such as detached and semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments up to 4 storeys. 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 local institutions play an important role in the rhythm of daily life in Neighbourhoods and include such uses as: schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by local, provincial and federal governments.

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 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.

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.

The subject lands have been excluded from the City Wide Zoning By-law No. 569-2013. Refer to Attachment 3: Zoning

Site Plan Control

The proposal is subject to site plan control. A site plan control application has not been submitted. Council, at its July 11, 12 and 13, 2012 meeting deferred the submission and review by staff of the following plans/studies until submission of the site plan application:

- Archaeological Assessment
- Storm Water Management / Servicing
- Tree Preservation Plan / Arborist Report
- Ravine Control Mitigation

Reasons for the Application

The Neighbourhoods designation in the Official Plan provides for community centres and low scale institutional uses. The Zoning By-law limits uses on the lands only to schools and day nurseries. In order to permit a community centre, an amendment to the by-law is required.

COMMENTS

Process

This is a City initiated zoning amendment process directed by City Council. Staff will review the proposed amendment to the by-law and report to Council with recommendations. An Agreement signed by the service provider (YMCA) and the City requires this matter to be considered by Council on or prior to September 31, 2014.

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, adopted by City Council in 2010. The proposal will be assessed in conjunction with the framework established by the Study and the priority needs identified by the community and staff. Details of the Finch Warden Revitalization Study can be found at:

<http://www.toronto.ca/legdocs/mmis/2010/sc/bgrd/backgroundfile-32292.pdf>

Land Use

Community centres are not a permitted use within the Institutional – Educational (IE) Zone of the L'Amoreaux Community Zoning By-law No. 12466, as amended. However, the use is allowed within the Neighbourhoods designation of the Official Plan. Staff will evaluate the proposal against the relevant Official Plan policies and consider appropriate performance standards.

Density, Height and Massing

The proposed maximum density of the community centre is approximately 0.44 times the lot area. The proposal will be reviewed in terms of building height, massing and separation distances to ensure that these are appropriate for the site and surrounding area.

Traffic, Access and Parking

A traffic study has been submitted and will be reviewed by Transportation Services staff in order to assess access to the site, traffic volumes and an appropriate level of parking.

Toronto Green Standards

The TGS Checklist for any new development will be required at the site plan approval stage for review by City staff and for compliance with the Tier 1 performance measures.

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

CONTACT

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SIGNATURE

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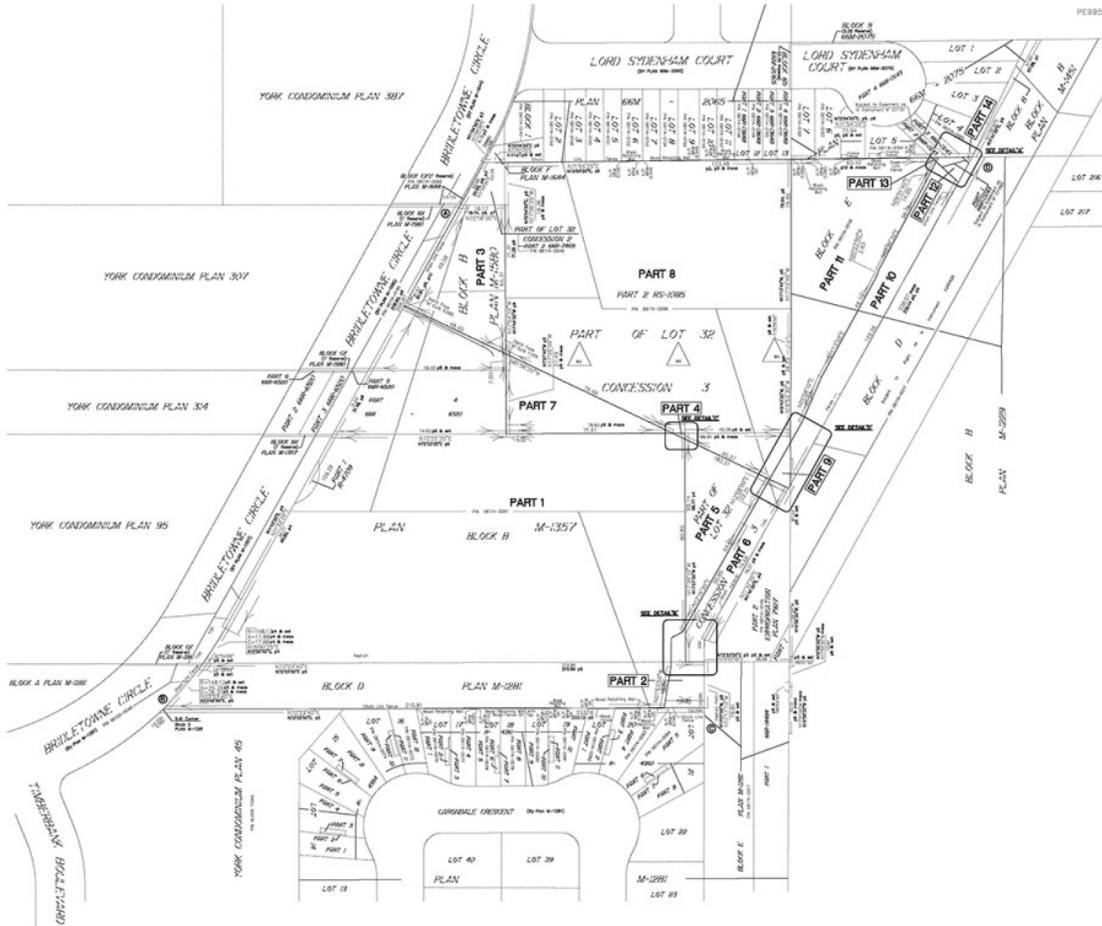
ATTACHMENTS

Attachment 1: Survey

Attachment 2: Official Plan

Attachment 3: Zoning

Attachment 1: Survey



Survey Plan

Applicant's Submitted Drawing

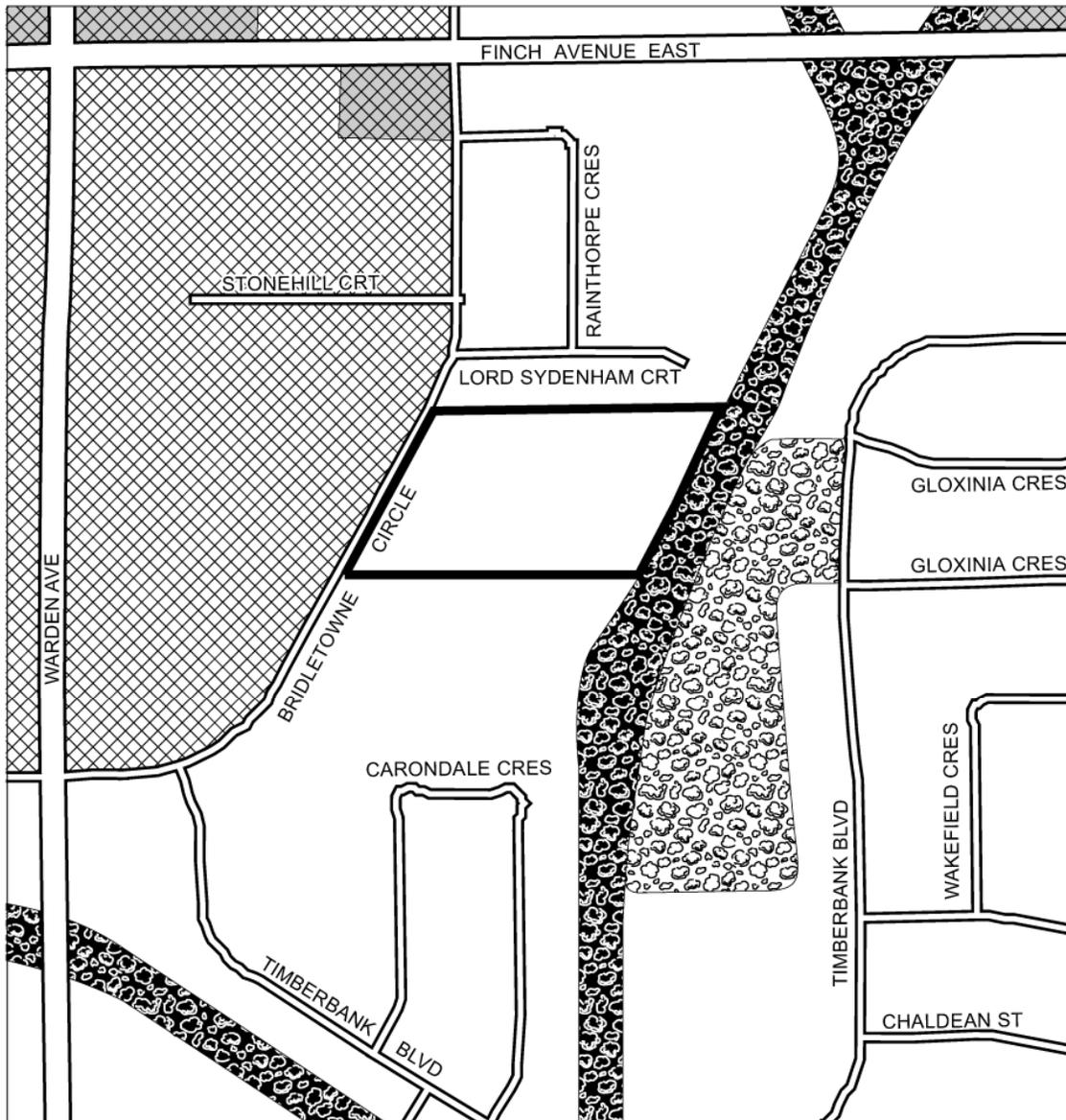
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1251 Bridletowne Circle

File # 13 244451 ESC 40 OZ

Attachment 2: Official Plan



Toronto City Planning
Official Plan

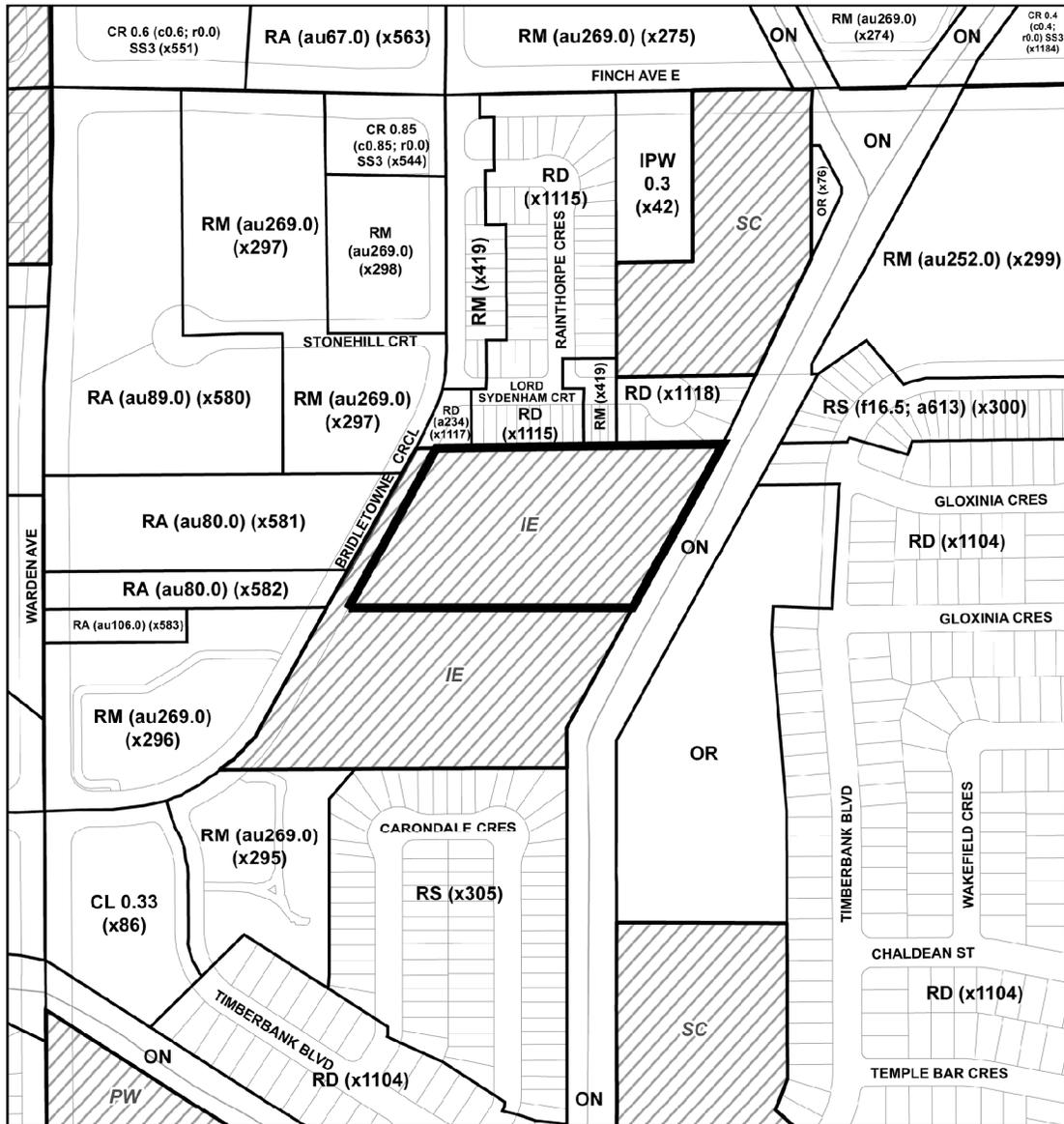
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Attachment 3: Zoning



TORONTO City Planning
Zoning By-law 569-2013

1251 Bridletowne Circle
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|-------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|  | Location of Application |  | See Former City of Scarborough L'Amoreaux Community Bylaw No. 12466 |
| RD | Residential Detached | IE | Institutional - Educational |
| RS | Residential Semi-Detached | SC | School |
| RM | Residential Multiple | PW | Place(s) of Worship |
| RA | Residential Apartment | | |
| | CL | | |
| | CR | | |
| | ON | | |
| | OR | | |

Not to Scale
 Extracted 10/28/2013