

**1555 Midland Avenue - Zoning Amendment & Subdivision Applications - Preliminary Report**

<b>Date:</b>	October 24, 2013
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 37 – Scarborough Centre
<b>Reference Number:</b>	13 218652 ESC 37 OZ & 13 218659 ESC 37 SB

**SUMMARY**

This application proposes a zoning by-law amendment and a draft plan of subdivision application to demolish the existing Bendale Business Technical Institute school building to permit the construction of 140 townhouse units, a new public road system, and expansion of Donwood Park at 1555 Midland Avenue.

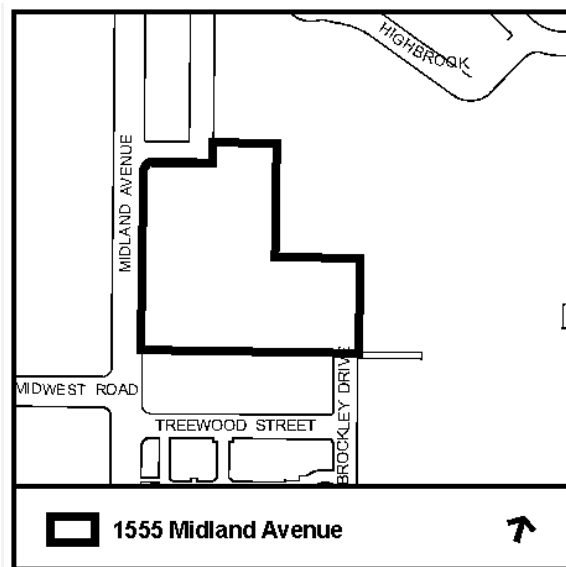
This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

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 1555 Midland Avenue 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**

On June 20, 2012, the Toronto District School Board declared surplus the Bendale Business and Technical Institute site together with the David and Mary Thompson Collegiate Institute, totalling approximately 18 acres (7.3 hectares), to the needs of the Toronto District School Board and referred the lands to the Toronto Lands Corporation for circulation as per O. Reg. 444/98, Disposition of Surplus Real Property.

### **Pre-Application Consultation**

Three pre-application consultation meetings were held with the applicant between October 2012 and May 2013 to discuss the proposal. Complete application submission requirements were discussed with the applicant at a meeting on May 9, 2013.

### **ISSUE BACKGROUND**

#### **Proposal**

The applicant has applied for an amendment to the zoning by-law to demolish the existing Bendale Business Technical Institute school building to permit the redevelopment of the site with 140 townhouse units. The proposed residential units will consist of townhouses with integral garages, rear lane and stacked townhouses. A total of 18 integral garage townhouses are proposed, and fronting on proposed Street A and an extension of Brockley Drive. Forty-eight stacked townhouses are proposed along Midland Avenue with vehicular access from proposed Lanes C and D, and 74 rear lane townhouses are proposed for the remainder of the site fronting along the proposed Brockley Drive extension, and proposed Streets A and B. All units are proposed to include at least one at-grade parking space in a garage. The rear lane townhouses are proposed to include outdoor amenity space on top of the garage roof.

The proposed plan of subdivision will create an extension of Brockley Drive, with a 20 metre right-of-way, west to Midland Avenue. Street A, a 16.5 metre right-of-way will terminate in a cul-de-sac at the northerly end of the subject site. A north-south 6 metre lane (Lane D) is proposed to connect with Norbury Crescent and the new Brockley Drive Extension. Street B, a 16.5 metre right-of-way and a 14.6 metre right-of-way, will be located along the southerly portion of the subject site, adjacent to the surface parking area located on the property to the south (2 and 4 Treewood Street).

A 0.093 hectare public park dedication is proposed at the northeast corner of the site, adjacent to Donwood Park. This park will provide pedestrian access from Norbury Crescent to Donwood Park and to the proposed new secondary school to the east.

Refer to the Subdivision Plan – Attachment No. 1 and the Application Data Sheet – Attachment No. 5 for additional project information.

A site plan application was previously submitted proposing a new secondary school (grades 9 to 12) to the east of the proposed residential development, on the existing shared property of Bendale Business and Technical Institute and David and Mary Thomson Collegiate Institute. The new school will consolidate students from both existing high schools and will be built with the two existing schools in full operation. Approximately 1,500 students are to attend this new secondary school. The existing pool in Bendale Business and Technical Institute will not be replaced.

The proposed 4 storey secondary school will have a total gross floor area of approximately 15,643 square metres (168,385 square feet). The main entrance to the school is proposed to be located on the extension of Brockley Drive, north of the existing terminus of Brockley Drive. A new running track and playing field are also proposed as part of the redevelopment.

The David and Mary Thomson Collegiate Institute school site has recently been acquired by the Conseil Scolaire Viamonde, a French school board. It is intended that the French school board will use the existing school building as a new high school for their students.

Ultimately, through associated consent applications, three new parcels of land will be created for the existing David and Mary Thomson Collegiate, the new high school and the new residential subdivision.

Refer to the Overall Master Plan – Attachment No. 2 and Context Aerial Photo – Attachment No. 3 for additional project information.

## **Site and Surrounding Area**

The subject parcel on which the residential subdivision is proposed is approximately 3.07 hectares (7.6 acres) in size and is located on the east side of Midland Avenue, north of Lawrence Avenue East. It is part of a larger Toronto District School Board property comprising approximately 13.3 hectares (32.8 acres) and three additional learning facilities. The subject site currently contains the Bendale Business and Technical Institute which has an indoor swimming pool. Vehicular access is provided from two entry/exit points along Midland Avenue, and surface parking is located along the north side of the building. A number of trees are located along the south property line and a running track and athletic field are located on the east side of the school building.

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

North: a residential neighbourhood comprised of single family detached dwelling units and Donwood Park to the north-east;

East: Highbrook Learning Centre (39 Highbrook Drive), Donwood Park Junior Public School (61 Dorcot Avenue), and further east is a residential neighbourhood comprised of single family detached dwellings;

South: two existing 7 storey residential apartment buildings fronting on Treewood Street (2 and 4 Treewood Street). Surface parking is located north of the apartment buildings and extends to the south property line of the subject site. Further south is a townhouse complex, and at the southwest corner of Brockley Drive and Treewood Street is Midland Park Baptist Church. On the east side of Brockley Drive (5 Brockley Drive) is a 20 storey residential apartment building. A single storey retail plaza with a large amount of surface parking occupies the north-east corner of Lawrence Avenue East and Midland Avenue; and

West: low-rise buildings used for a variety of commercial employment uses fronting Midland Avenue.

### **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 property is designated Neighbourhoods in the City's Official Plan, as are the abutting lands to the north and east. The lands directly south are designated Apartment Neighbourhoods, and the lands to the west, on the west side of Midland Avenue are designated Employment Areas.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes

and townhouses, as well as interspersed walk-up apartments that are no higher than four 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.

Development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets; and
- f) prevailing patterns of rear and side yard setbacks and landscaped open space.

The Official Plan's Healthy Neighbourhoods policies state that "intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Environmental sustainability will be promoted in Neighbourhoods by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency and programs for reducing waste and conserving water and energy." The Healthy Neighbourhoods policies also state that community and neighbourhood amenities will be enhanced where needed by: improving and expanding parks, recreation facilities, libraries, local institutions, and other community services; and creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood.

The Built Form policies of the Toronto Official Plan specify that new development be located and organized to fit with its context, and be massed to limit impacts on neighbouring streets, parks, open spaces, and properties by creating appropriate transitions in scale to neighbouring buildings, providing for adequate light and privacy, and limit shadowing. New development will also locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties. New development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians.

This proposal will be reviewed against the policies described above as well as the policies of the City's Official Plan as a whole.

## **Zoning**

The majority of the site is zoned Multiple-Family Residential (M) and the north-east portion of the site is zoned Single-Family Residential (S) by the Bendale Community Zoning By-law No. 9350.

The Multiple-Family Residential zone permits single-family dwellings, two-family dwellings, duplexes, fourplexes, multiple-family dwellings and day nurseries. For single-family, two-family and multiple-family dwellings the maximum density is one suite (individual dwelling unit) per 199 square metres (2,142 square feet) of lot area. The density permission for duplexes is one duplex dwelling (two-family dwelling divided horizontally) per parcel having a minimum 15 metre (50 foot) frontage on a public street and a minimum 510 square metre (5,490 square feet) of lot area. Density permissions for fourplex dwellings (four dwelling units divided horizontally in pairs) are a minimum of 21 metres (69 feet) on a public street and a minimum of 780 square metres (8,396 square feet) of lot area. The maximum height of any building shall be four storeys.

The Single-Family Residential zone permits single-family dwellings, group homes and correctional group homes. One single-family dwelling per parcel having a minimum frontage of 12 metres (40 feet) on a public street and a minimum of 464 square metres (4,995 square feet) is the current density permission.

The subject property is not part of the new City of Toronto Zoning By-law. Refer to the Zoning Map – Attachment No. 4 for additional zoning information.

### **Site Plan Control**

The property is subject to site plan control. Should the residential subdivision be approved, a site plan application will be required for the townhouses.

### **Tree Preservation**

The applicant has submitted an Arborist Report which indicates a total of six City-owned trees and 138 privately-owned trees having diameters of 30 centimetres or greater are located within the properties of David and Mary Thomson Collegiate Institute and Bendale Business & Technical Institute and on adjacent properties within 6 metres (20 feet) of the subject properties. Of the noted trees, it appears that one City-owned tree and 76 privately-owned trees are proposed to be removed in the proposed development of a new subdivision. The applicant's arborist report, tree preservation and tree planting plans have been forwarded to Urban Forestry for review.

### **Reasons for the Application**

The zoning by-law amendment is required to permit townhouses on the north-east portion of lands zoned Single-Family Residential and to permit the associated performance standards to implement the proposed townhouse development, including the permission of ownership housing. The draft plan of subdivision is required to create the residential development blocks, the public rights-of-ways, and the public park expansion.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale
- Toronto Green Standard (TGS) Checklist
- Archaeological Study
- Traffic Impact Study
- Arborist Report
- Preliminary Geotechnical Investigation
- Functional Servicing and Stage 1 Stormwater Management Assessment
- Draft Zoning By-law Amendment

A Notification of Complete Application was issued on September 10, 2013.

### **Issues to be Resolved:**

#### **Compatibility**

The subject lands are, for the most part, zoned Multiple-Family Residential which permits townhouses. Only the north-east corner of the lands are zoned Single-Family Residential. There are existing single family dwellings to the north, midrise and townhouses to the south of the subject lands. The application will be assessed to ensure the proposed land uses, dwelling unit types, and built forms are compatible with the existing surrounding area context, including residential uses to the north and south, and employment uses to the west.

#### **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; 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. The proposal will be assessed against the Infill Townhouse Guidelines, including lot configurations and sizes, building setbacks and heights, and the streetscape design along Midland Avenue.

#### **Traffic Impact**

The applicant has submitted a traffic impact study for the proposed 140 residential unit townhouse development. The implementation of the proposed public road network would be constructed in phases. Brockley Drive, which currently terminates approximately 300 metres (985 feet) north of Lawrence Avenue East, is proposed to be

extended north, with a temporary turning circle when the new secondary school is constructed. When the proposed residential development is built, Brockley Drive would then be extended west to Midland Avenue with new traffic signals. A new 6.0 metre (20 foot) public lane (Lane D) is proposed to connect to Norbury Crescent which serves the existing single-family neighbourhood to the north. The appropriateness of this proposed connection will be reviewed. The traffic study has been circulated to the appropriate City divisions and agencies for review and comment. Some of the traffic matters to be reviewed include traffic operations along Midland Avenue and the future extension of Brockley Drive, the design and configuration of the internal public road and vehicle circulation network within the proposed subdivision and compliance with the City's Development Infrastructure Policy and Standards.

### **Parkland Dedication**

The applicant has submitted applications to permit the development of 140 residential townhouses within a net site area of 1.9 hectares (4.6 acres). At the parkland dedication rate of 5% as specified in By-law No. 1020-2010, the parkland dedication would be 0.0932 hectares (0.23 acres). The applicant has proposed this parkland dedication in the north-east section of the site connecting Norbury Crescent to the existing Donwood Park. Staff will be reviewing the size and configuration of the proposed parkland dedication.

### **Servicing**

A functional servicing and stormwater management report prepared by GHD Engineering has been submitted in support of the development application. The report has been circulated to the City's Engineering and Construction 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.

### **Other Issues to be Resolved:**

- Interface with the proposed new secondary school to the east;
- Tree preservation and planting; and
- Adequacy of the Community Services and Facilities.

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



## **CONTACT**

Perry Korouyenis, Planner

Tel. No. (416) 396-4927

Fax No. (416) 396-4265

E-mail: pkorouy@toronto.ca

## **SIGNATURE**

---

Raymond David, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Subdivision Plan

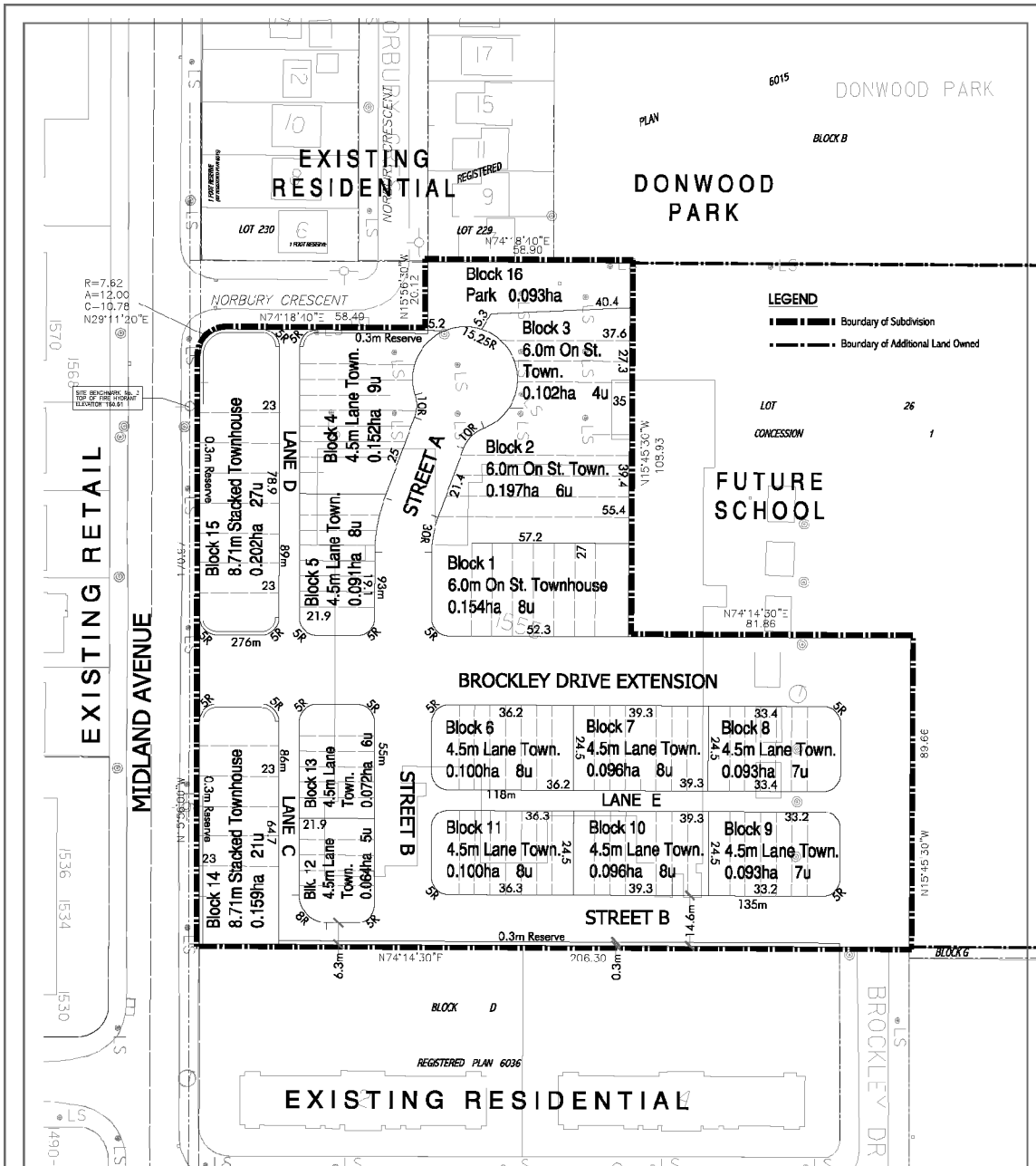
Attachment 2: Overall Master Plan

Attachment 3: Aerial Context Plan

Attachment 4: Zoning

Attachment 5: Application Data Sheet

# Attachment 1: Subdivision Plan



## Draft Plan of Subdivision

Applicant's Submitted Drawing

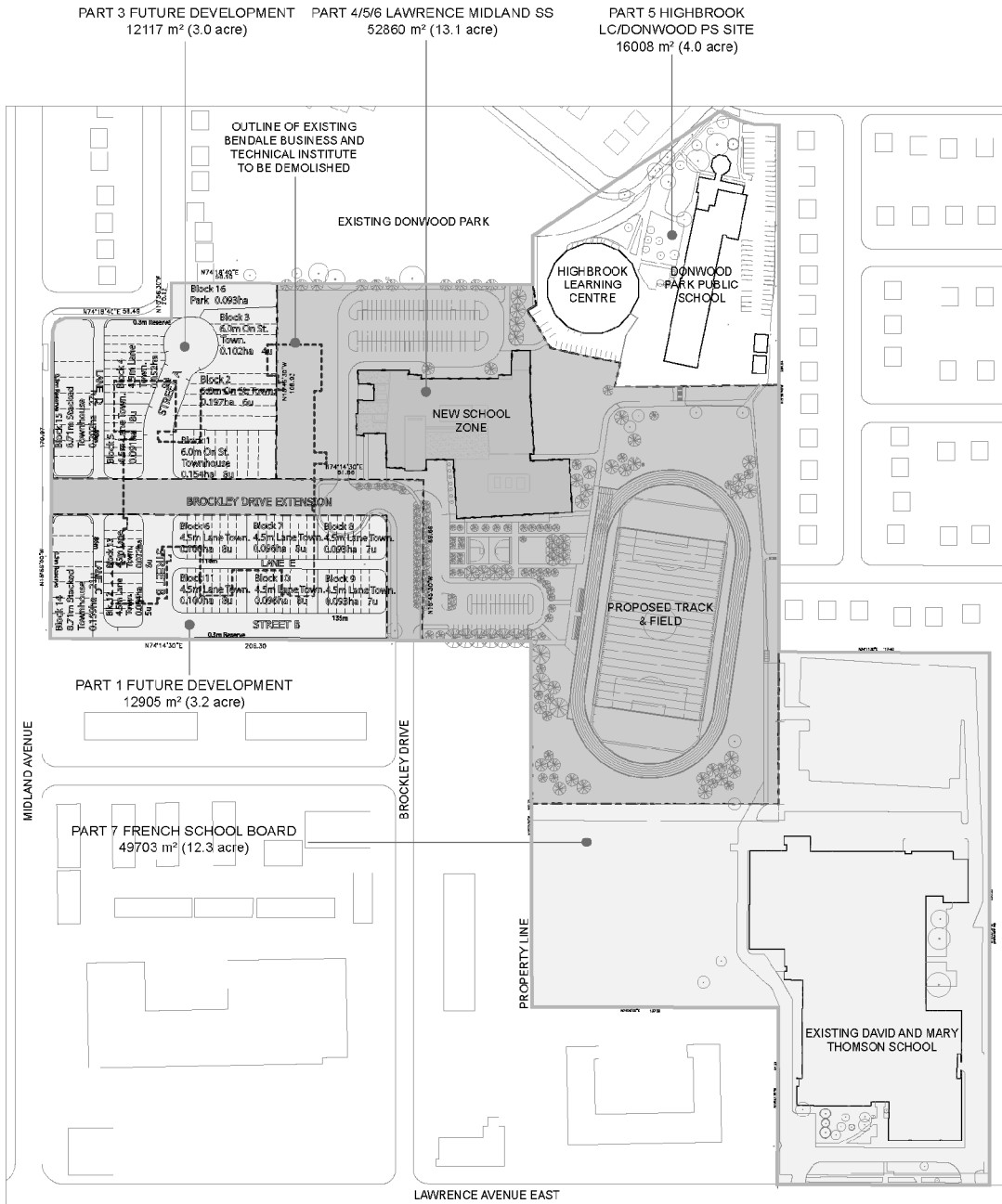
Not to Scale  
9/11/13



## 1555 Midland Avenue

File # 13 218652 ESC 38 OZ & 13 218659 ESC 38 SB

## Attachment 2: Overall Master Plan



### Master Plan

Applicant's Submitted Drawing

Not to Scale  
10/23/13



### 1555 Midland Avenue

File # 13 218652 ESC 38 OZ & 13 218659 ESC 38 SB

### Attachment 3: Aerial Context Plan



## Context

Applicant's Submitted Drawing

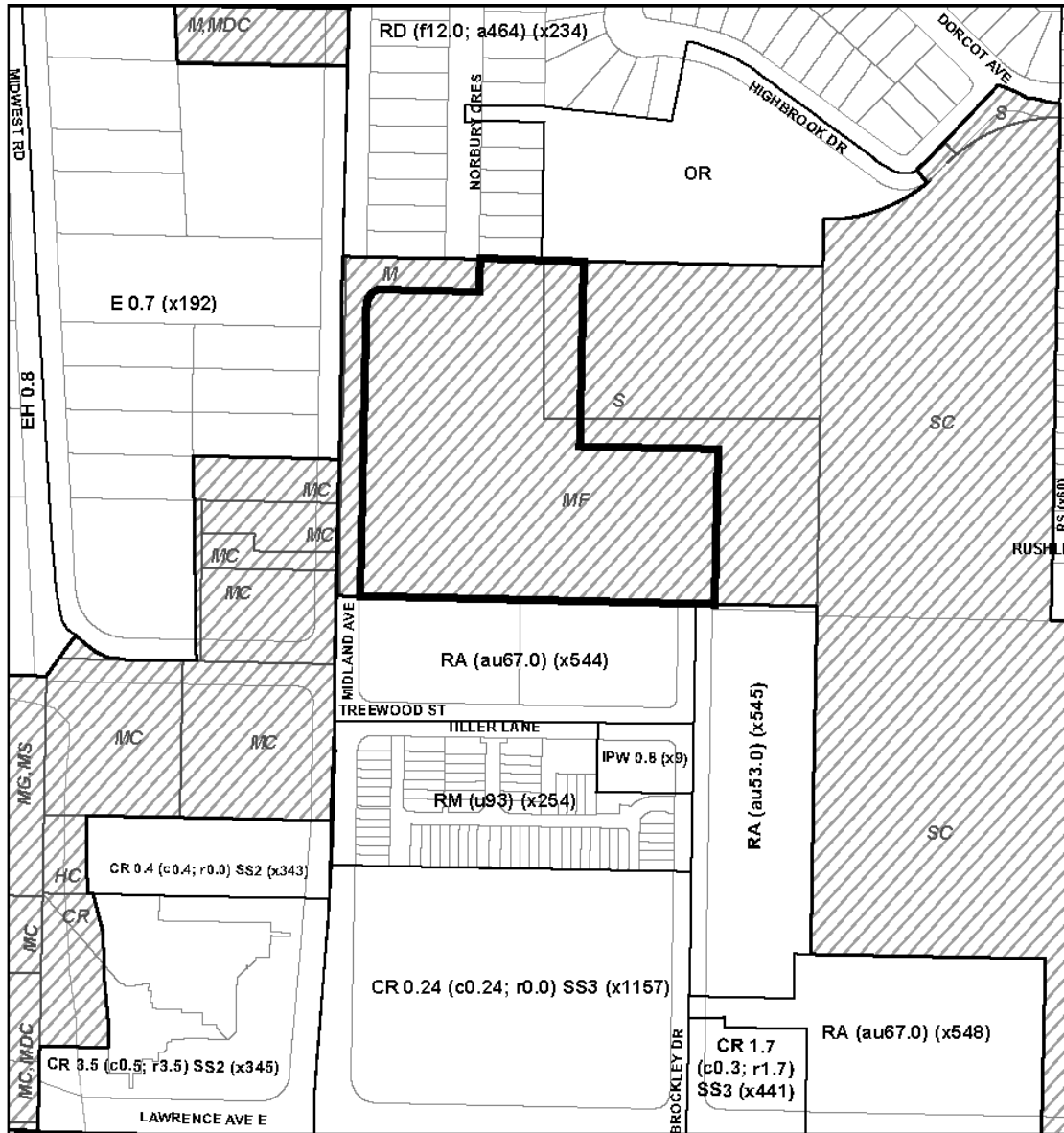
Not to Scale  
10/18/13



## 1555 Midland Avenue

File # 13 218652 ESC 38 OZ & 13 218659 ESC 38 SB

## Attachment 4: Zoning



**Toronto** City Planning  
**Zoning By-law 569-2013**

**1555 Midland Avenue**  
 File # 13 218652 37 0Z, 13 218659 37 SB

<p><b>□</b> Location of Application</p> <p><b>RD</b> Residential Detached  <b>RA</b> Residential Apartment  <b>RM</b> Residential Multiple  <b>E</b> Employment Industrial  <b>EH</b> Employment Heavy Industrial</p>	<p><b>IPW</b> Institutional Place of Worship  <b>CR</b> Commercial Residential</p> <p><b>▨</b> See Former City of Scarborough          Bendale Community Bylaw No. 9350</p> <p><b>S</b> Single-Family Residential  <b>MF</b> Multiple-Family Residential  <b>SC</b> School</p>	<p><b>▨</b> See Former City of Scarborough          Dorset Park Employment Bylaw No. 24982</p> <p><b>CR</b> Commercial/Residential Zone  <b>M</b> Industrial Zone  <b>MC</b> Industrial Commercial Zone  <b>MDC</b> Industrial District Commercial Zone  <b>MG</b> General Industrial Zone  <b>MS</b> Special Industrial Zone</p>	<p>↑          Not to Scale          Extracted 09/12/2013</p>
---	--	---	--

## Attachment 5: Application Data Sheet

Application Type	Rezoning & Subdivision	Application Numbers:	13 218652 ESC 37 OZ & 13 218659 ESC 37 OZ
Details:		Application Date:	August 12, 2013

Municipal Address:	1555 MIDLAND AVENUE
Location Description:	CON 1 S PT LOT 26 **GRID E3705
Project Description:	Rezoning to permit a 140 unit townhouse residential development on a network of new public roads. Dwelling unit types include a mixture of 3 storey freehold street townhouses and rear lane freehold townhouses, and 4 storey stacked townhouses.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC.			SCARBOROUGH BOARD OF EDUCATION

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	M-10-(16 or 17)-29-44-47-77-116 & S-5-22-30-42-47-63-82	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	30,770	Height:	Storeys:	4	
Frontage (m):	178.4		Metres:	15	
Depth (m):	206.4				
Total Ground Floor Area (sq. m):	0				<b>Total</b>
Total Residential GFA (sq. m):	17,700		Parking Spaces:	140	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	17,700				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0.58				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	17,700	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:	140			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Perry Korouyenis, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-4927</b>