

**15 Mallow Road  
Zoning By-law Amendment Application  
Preliminary Report**

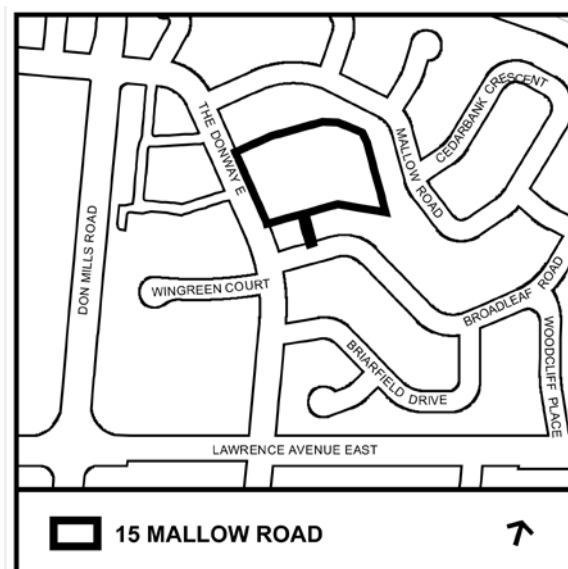
<b>Date:</b>	January 22, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 34 – Don Valley East
<b>Reference Number:</b>	14 264875 NNY 34 OZ

**SUMMARY**

This application is to amend the North York Zoning By-law for a portion of the lands at 15 Mallow Road to permit 39 new dwelling units comprised of 10 townhouses, 16 semi-detached and 13 detached dwellings and a new public road.

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 report recommends that a community consultation meeting be scheduled together with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act is targeted for the third quarter of 2015 and will be scheduled following community consultation and the resolution of outstanding issues.



## **RECOMMENDATIONS**

### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 15 Mallow 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

The 1.75 hectares school property at 15 Mallow Road was owned by the Toronto District School Board and was declared surplus to their needs in 2013. At its meeting of June 10, 2014, City Council considered a report on acquisition of a 0.5 hectare portion of the 1.75 hectares surplus school site at 15 Mallow Road from the Toronto District School Board for parkland purposes. City Council authorized entering into an agreement with the Toronto District School Board to purchase the 0.5 hectare portion.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX42.20>

The City of Toronto has since taken ownership of this portion of the surplus school site.

### **Pre-Application Consultation**

A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The rezoning proposal is to redevelop the remaining portion (1.25 hectares) of the former school board site with new residential lots comprising 39 dwelling units and a new cul-de-sac public road. The proposal includes the following:

- 39 new residential lots.
- A new cul-de-sac public road of 16.5 m and 14.5 m in width connecting to The Donway East.
- 10 four storey townhouses fronting The Donway East with vehicle access at the rear from a new public laneway.
- A central block of 16 four storey semi-detached dwellings with address on a new public street and vehicle access at the rear from a private laneway.
- 12 three storey and 1 two storey detached dwellings fronting onto the new road and backing onto the existing residential neighbourhood to the south and east.
- A public and private laneway providing vehicular access from the townhouses and semi-detached dwellings to the new road.

The total proposed gross floor area is 10,252 m<sup>2</sup>.

## **Site and Surrounding Area**

The site is located on the east side of The Donway East and south of Mallow Road. The site is currently being used by a private school (La Citadelle International Academy of Arts and Science) which is scheduled to move to a different location later in 2015. This school site was declared surplus by the Toronto District School Board. A portion (0.5 hectares) of the school site fronting Mallow Road was sold to the City of Toronto for parkland purposes. The remaining portion (1.25 hectares) of the school site fronting on The Donway East is the subject of this rezoning application.

The site has a frontage of 85 metres on The Donway East and a depth of about 137 metres. A small sliver of land provides a pedestrian walkway to the site from Broadleaf Road. There are existing school buildings on the site which are to be demolished.

Land uses surrounding the site are as follows:

North: Private school which lands have been purchased by the City of Toronto for public park purposes (former school site). At the corner of The Donway East and Mallow Road is a place of worship. On the north side of Mallow Road are detached homes.

South: Detached homes.

East: Detached homes.

West: On the west side of The Donway East are 3 storey townhouses and 3 storey apartment buildings.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and

protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 *Neighbourhoods* in the Official Plan. The Official Plan indicates that *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 walk-up apartments that are no higher than four storeys. Parks, low scale local institutions including places of worship, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Policy 4.1 of the Official Plan contains specific development criteria related to lands designated *Neighbourhoods*. Policy 4.1.5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including the heights, massing, scale and dwelling type of nearby residential properties, the prevailing building types, size of lots and setbacks of buildings from the street and property lines. The policy indicates that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood.

## **Zoning**

The former school site is subject to North York Zoning By-law 7625 and is zoned O1 – Open Space. The O1 Zone permits a public park, schools and day nurseries. The site is not subject to the new Toronto Zoning By-law 569-2013.

## **Subdivision**

A draft plan of subdivision application has not yet been submitted but is required.

## **Site Plan Control**

Site Plan Control is not required for detached and semi-detached dwellings, however Design Control Guidelines will be established to ensure quality design of the dwellings and site design. An application for site plan control approval for the proposed townhouses has not yet been filed.

## **Tree Preservation**

The application is subject to the City of Toronto Private Tree By-law. A permit is required to remove, cut down or injure a tree with a diameter of 30 cm or more on private property.

## **Reasons for the Application**

The proposed townhouses, detached and semi-detached dwellings are not permitted by the O1 Zone.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Planning Rationale  
Transportation Operations Review  
Stage 1 Archaeological Assessment  
Functional Servicing Report  
Stormwater Management Report  
Tree Inventory and Preservation Plan Report  
Toronto Green Standard Checklist

A Notification of Complete Application was issued on January 6, 2015.

### **Issues to be Resolved**

The proposal involves redevelopment of the remaining portion of a surplus school site with a new residential subdivision including a new public road and 39 dwelling units comprised of townhouses, semi-detached and detached dwellings.

On a preliminary basis, the following issues have been identified:

- Appropriateness of the proposed residential building types.

- Appropriateness of the proposed lot sizes, development standards and building heights.
- Layout and design standards of the proposed public road, public lane and private lane.
- What is happening to the existing pedestrian access from Broadleaf Road.
- The laying out of the proposed new public road and residential lots requires the submission of a draft plan of subdivision application.

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

The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

## **CONTACT**

Nimrod Salamon, Senior Planner  
Tel. No. (416) 395-7095  
Fax No. (416) 395-7155  
E-mail: nsalamon@toronto.ca

## **SIGNATURE**

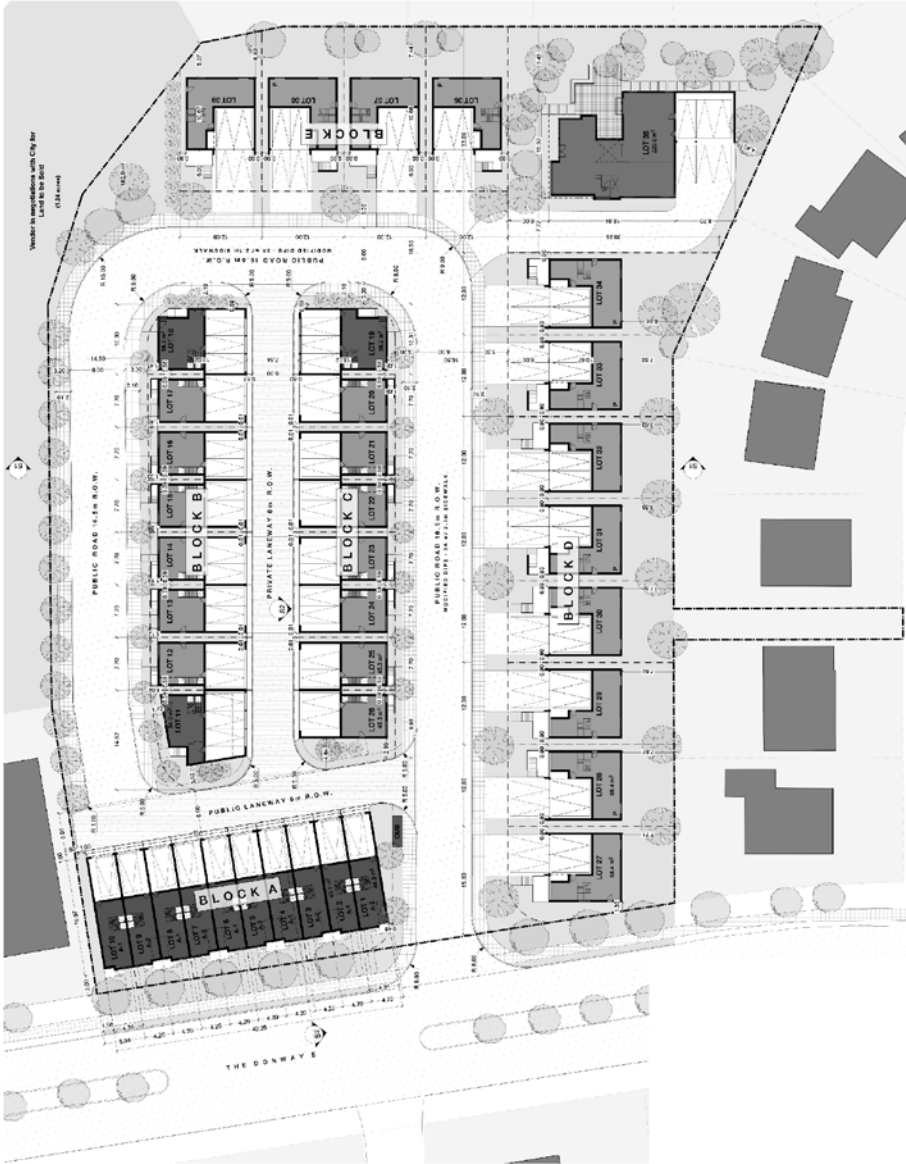
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Landscape Plan  
Attachment 3: Elevations  
Attachment 4: Zoning  
Attachment 5: Official Plan  
Attachment 6: Application Data Sheet

# Attachment 1: Site Plan

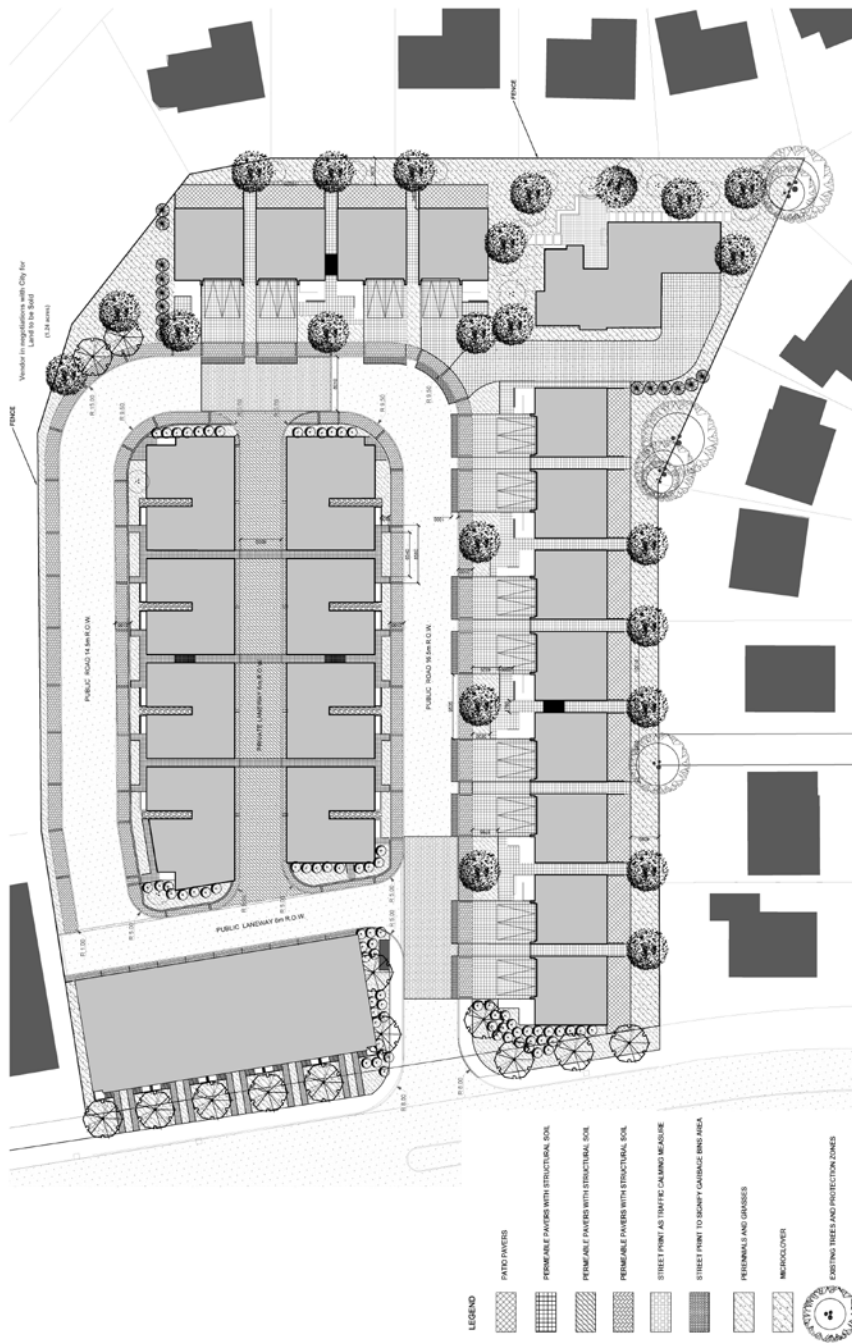


15 Mallow Road

File # 14 264875 NNY 34 0Z

**Site Plan**  
Applicant's Submitted Drawing  
Not to Scale  
12/29/2014

## Attachment 2: Landscape Plan



**15 Mallow Road**

**Landscape Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 12/29/2014

File # 14 264875 NNY 34 0Z



### Attachment 3: Elevations



BLOCK E

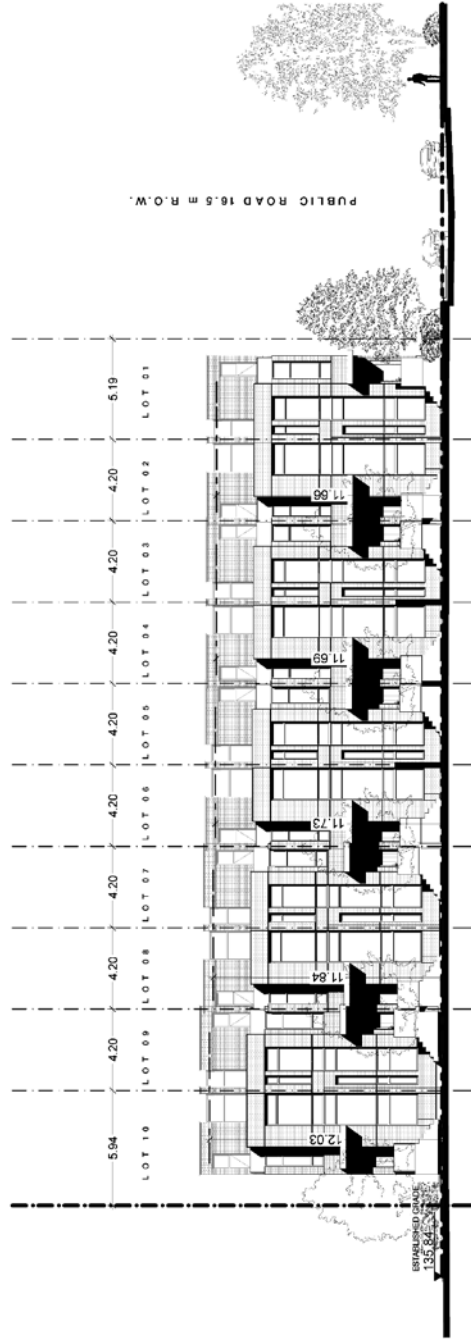
**Streetscape Elevation**

Applicant's Submitted Drawing

Not to Scale  
12/29/2014

**15 Mallow Road**

File # 14 264875 NNY 34 0Z



BLOCK A

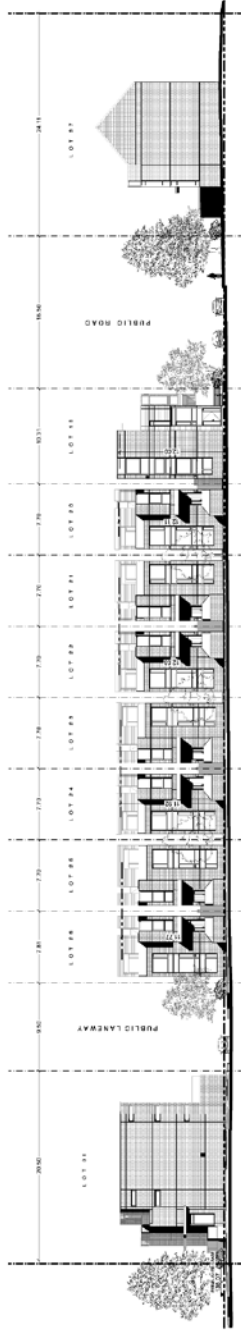
**Streetscape Elevation**

Applicant's Submitted Drawing

Not to Scale  
12/29/2014

**15 Mallow Road**

File # 14 264875 NNY 34 0Z



BLOCK C

**Streetscape Elevation**

Applicant's Submitted Drawing

Not to Scale  
12/29/2014

**15 Mallow Road**

File # 14 264875 NNY 34 0Z



BLOCK B

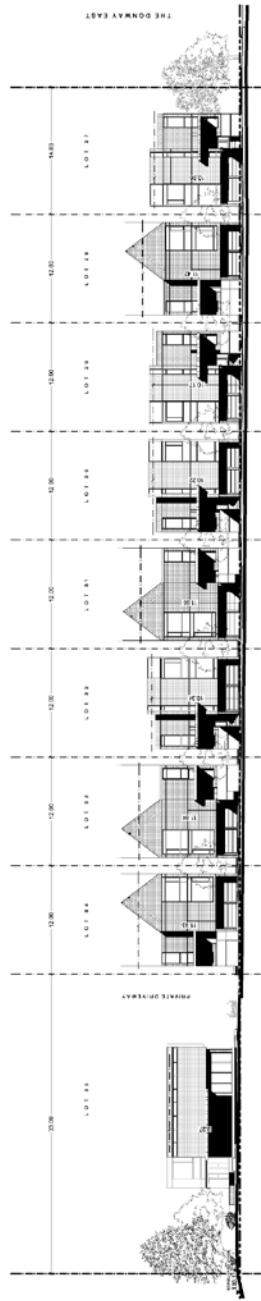
**Streetscape Elevation**

Applicant's Submitted Drawing

Not to Scale  
12/29/2014

**15 Mallow Road**

File # 14 264875 NNY 34 0Z



BLOCK D

**Streetscape Elevation**

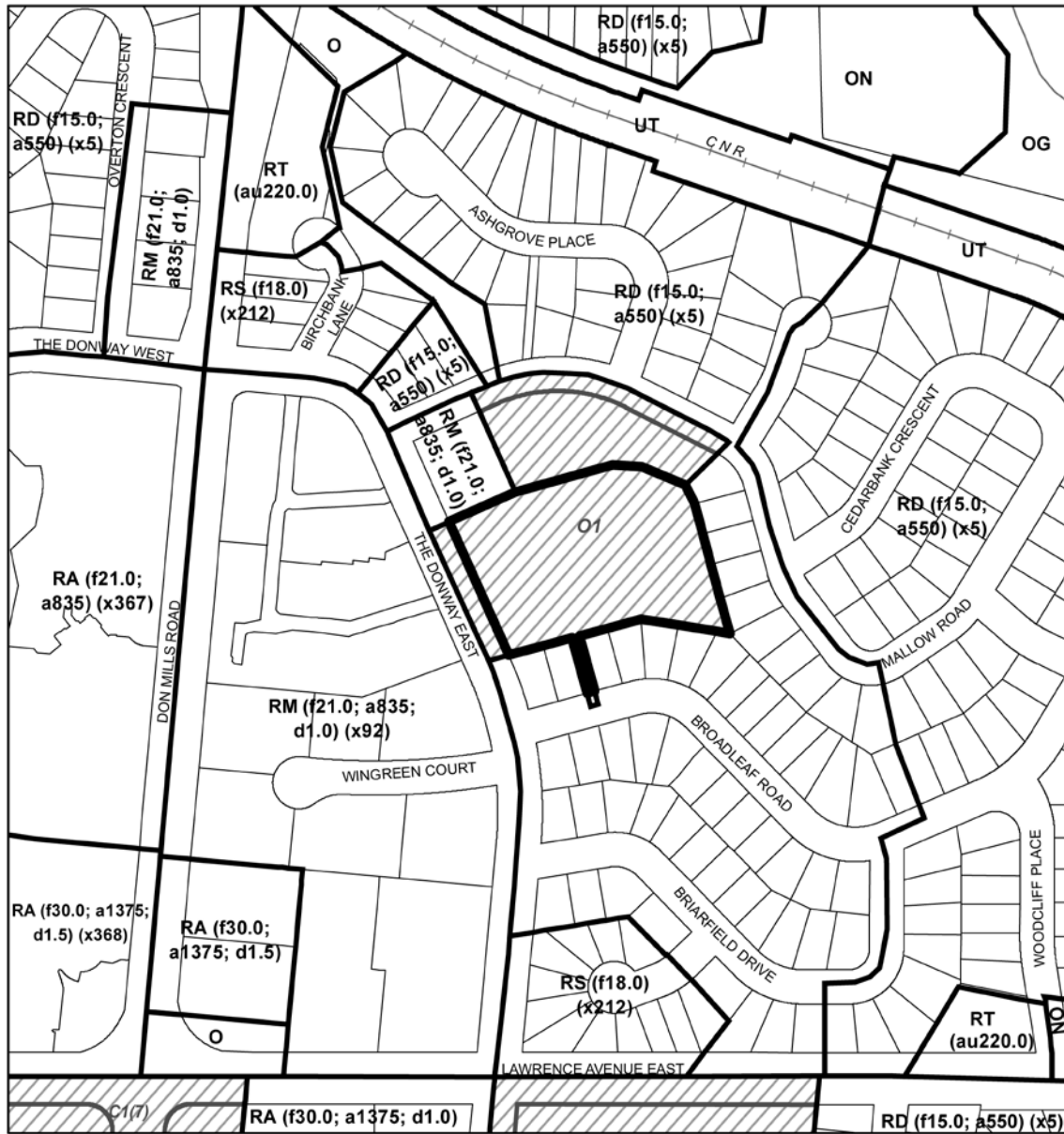
Applicant's Submitted Drawing

Not to Scale  
12/29/2014

**15 Mallow Road**

File # 14 264875 NNY 34 0Z

## Attachment 4: Zoning



**Zoning By-Law No. 569-2013**

**15 Mallow Road**

**File # 14 264875 NNY 34 02**

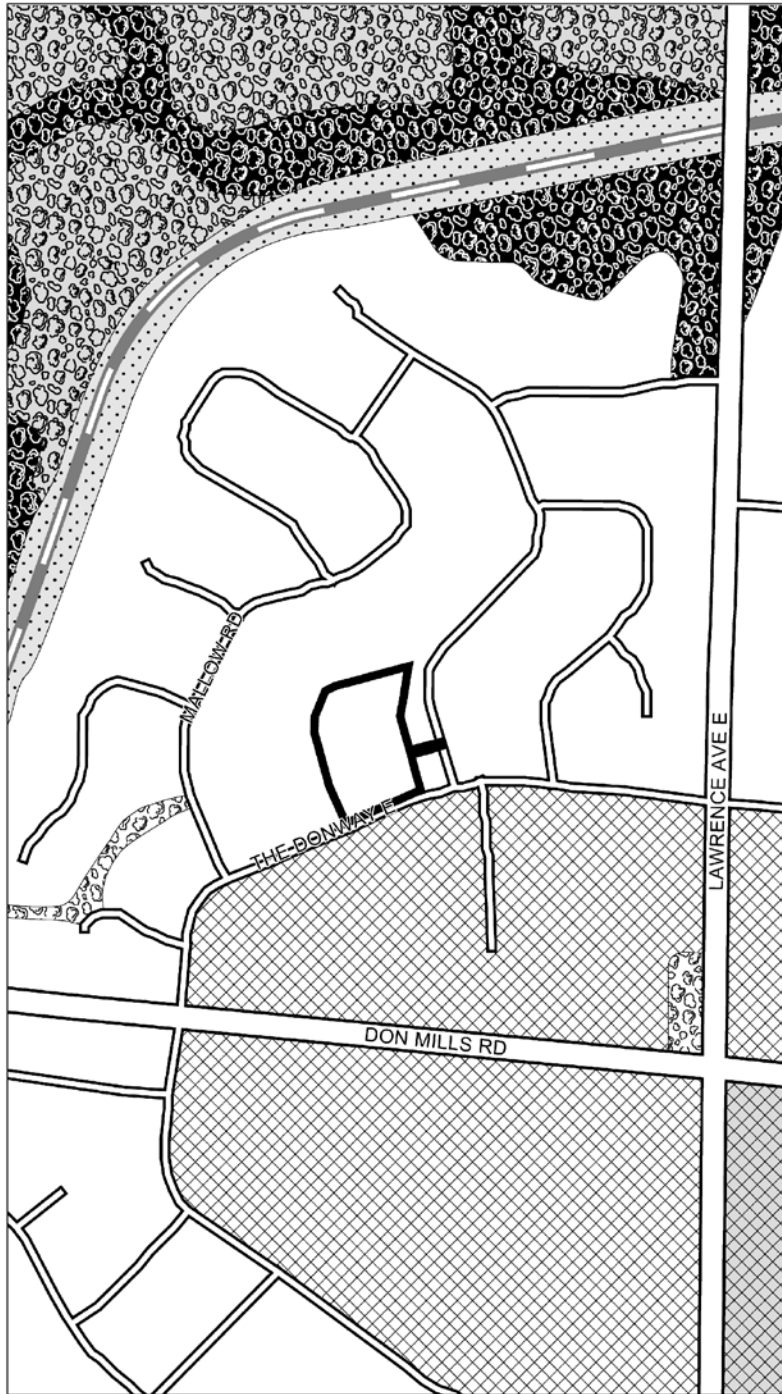
Location of Application

- |                              |                               |
|------------------------------|-------------------------------|
| RD Residential Detached      | RA Residential Apartment      |
| RS Residential Semi-Detached | O Open Space                  |
| RT Residential Townhouse     | ON Open Space Natural         |
| RM Residential Multiple      | OG Open Space Golf Course     |
|                              | UT Utility and Transportation |

- See Former City of North York By-Law No. 7625
- |  |
|--|
| RM5 Multiple-Family Dwellings Fifth Density Zone |
| C1 General Commercial Zone                       |
| C3 District Shopping Centre Zone                 |
| O1 Open Space Zone                               |

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 Extracted: 12/29/2014

# Attachment 5: Official Plan



15 Mallow Road

**Toronto** City Planning  
**Extract from Official Plan**

File # 14-264875 MNY 34 0Z

- |  |                          |  |                          |
|--|--------------------------|--|--------------------------|
|  | Site Location            |  | Parks & Open Space Areas |
|  | Neighbourhoods           |  | Natural Areas            |
|  | Apartment Neighbourhoods |  | Parks                    |
|  | Mixed Use Areas          |  | Other Open Space Areas   |
|  |                          |  | Utility Corridors        |



Not to Scale  
 12/29/2014

**ATTACHMENT 6: APPLICATION DATA SHEET**

Application Type	Rezoning	Application Number:	14 264875 NNY 34 OZ
Details	Rezoning, Standard	Application Date:	December 16, 2014

Municipal Address: 15 MALLOW RD  
 Location Description: PLAN 4544 BLK C MALLOW RD E S \*\*GRID N3403  
 Project Description: Zoning amendment application to permit a 10,252 square metre residential development consisting of 39 dwelling units - 10 townhouse units, 16 semi-detached and 13 single-detached dwellings.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
URBANCORP		TACT Architecture Inc.	URBANCORP (MALLOW) INC.

**PLANNING CONTROLS**

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	O1 – Open Space	Historical Status:
Height Limit (m):		Site Plan Control Area:

**PROJECT INFORMATION**

Site Area (sq. m):	12486.4	Height:	Storeys:	2, 3, 4
Frontage (m):	296		Metres:	12
Depth (m):	137.45			
Total Ground Floor Area (sq. m):	3876.8			<b>Total</b>
Total Residential GFA (sq. m):	10252		Parking Spaces:	117
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	10252			
Lot Coverage Ratio (%):	31.05			
Floor Space Index:	0.82			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

			<b>Above Grade</b>	<b>Below Grade</b>
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	10252	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:	39	Institutional/Other GFA (sq. m):	0	0
Total Units:	39			

**CONTACT: PLANNER NAME:** Nimrod Salamon, Senior Planner  
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