

**30 Scarsdale Road – Site Plan Control Application –
Final Report**

Date:	June 13, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 25 – Don Valley West
Reference Number:	12 154578 NNY 25 SA

SUMMARY

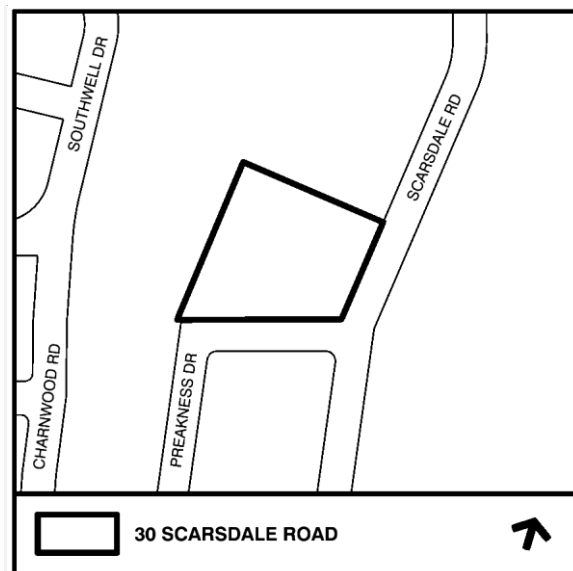
This application proposes to construct a 1 181.5 m² two storey addition to an existing private school at 30 Scarsdale Road. A total of 75 on-site parking spaces are proposed.

This application has been "bumped up" by the local Councillor to North York Community Council for a decision in accordance with By-law 483-2000. This report reviews and recommends approval of the Site Plan Control application subject to fulfilling the attached draft conditions listed in Attachment No. 4.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the proposed site plan control application for the lands at [30 Scarsdale Road](#) subject to the draft conditions listed on Attachment No. 4.
2. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval



Financial Impact

The recommendations in this report have no financial impact.

INTRODUCTION AND BACKGROUND

On April 16, 2012, an incomplete Site Plan Control application was submitted. On June 1, 2012, a Letter of Use was submitted advising that the building will be used for a private school and a place of worship. The application was deemed to be complete.

In May 2013, revised drawings were submitted indicating a private school only. Place of worship has been removed from the proposal.

The local Ward Councillor referred the site plan control application for a decision by City Council, in accordance with By-law No. 483-2000.

Proposal

The site is located on the northwest corner of Scarsdale Road and Preakness Drive in a light industrial area. A two storey 2,449 m² building exist on the site and is currently used by The Greek Orthodox Metamorphosis School to teach pre-school to grade eight. The present facilities include classrooms, a gymnasium, and a cafeteria. The existing access and parking is from Scarsdale Road and are located at the south end of the property. A landscaped play area and associated structure currently occupy the north end of the property. The main entrance to the building is from the south and leads to the existing parking area.

The application was initially submitted to construct a two storey 1 181.5 m² addition on the south side of the private school and introduced a place of worship. The addition included a new cafeteria and a worship area for 300 people. The applicant submitted a letter of use advising that the place of worship is to serve the school community.

As previously mentioned the site is accessed from Scarsdale Road at the south end and this access is to remain. A new access north on Scarsdale Road will form a circular driveway with the existing access. A total of 75 parking spaces will be located at the north and west ends of the site. The main entrance to the school building was proposed on the southeast corner with a separate entrance for the place for worship. A play area and associated structure was proposed at the southern portion of the site. Refer to Attachment 2 – Site Plan and Attachment 5 – Application Data Sheet for additional information.

In May 2013 the application was revised to remove the place of worship. The revised floor plans show a recreation room instead of the worship area and the separate access to the worship area was removed. The rest of the development remains the same as previous revisions in regards to size and location of the building, access, parking, driveway, and play area. The application is now being reviewed as an addition to an existing school.

Site and Surrounding Area

The site comprises a total area of 7,457 m² and is located on the northwest corner of Scarsdale Road and Preakness Drive. The Greek Orthodox Metamorphosis School presently operates a private school in the existing building.

Abutting uses include:

North:	Industrial building
South:	Preakness Drive; Industrial condominium development currently under construction. Townhouse units along Preakness Drive.
East:	Scarsdale Road; Industrial building
West:	Southwell Park

Zoning

The subject lands are zoned M1 (Industrial Zone One) in former City of North York Zoning By-law 7625, as amended. See Attachment 1 for the zoning of the subject and surrounding lands. Among the permitted uses in the M1 zone are: financial institution, manufacturing, office uses, warehouse, place of worship, and school.

The Zoning By-law also provides performance standards including minimum yard setbacks, minimum parking and loading spaces, location of parking, landscape strips, and maximum height. Some of the uses in the M1 zone have additional requirements. An additional requirement permits a place of worship where no more than one such use is in a Block and there is a 500 metre separation distance to other places of worship.

Community Consultation

The *Planning Act R.S.O. 1990* does not require community consultation for stand alone site plan control applications.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

In April 2012 an application was submitted for an addition to an existing private school and a portion of the building was proposed as a place of worship. Although place of worship is a use permitted by the Zoning By-law such permission is subject to distancing requirements and parking standards which the application did not meet. Other issues identified included an acceptable storm water management plan and the removal of a City owned tree in front of the new access at the north end of the site.

In May 2013 revised site plan drawings were submitted showing a school use only. The place of worship was removed effectively eliminating the zoning issue of 500 metre separation distance and insufficient on site parking.

Built form

The addition to the school is on the south side the existing building which provides opportunity to improve the site through better location of parking and improved access. Whereas the existing main entrance accessed the parking area the new main entrance is visible from the street and provides direct access to the circular driveway.

The existing development has parking abutting Preakness Drive. The new development will create parking on the north and westerly ends of the site and install a playground where parking currently exist. This will reduce visible parking from Preakness Drive and introduce landscaping to improve the view from the street. Staff are satisfied that the development meets the City's design criteria as it relates to quality of material, entrance location, pedestrian connectivity, and landscape design.

Storm Water Management

The latest submission included a revised functional storm water management plan that utilizes permeable pavers throughout the vehicular areas for storm drainage. Permeable pavers are also indicated as a material on the site plan drawings. Development Engineering is satisfied that the latest servicing plans are sufficient to accommodate the development subject to the conditions set out in Attachment 4. These conditions include confirmation that the permeable pavers on the fire access route provide sufficient load support for firefighting equipment or operations.

Site Access and City Trees

The site is presently accessed from Scarsdale Road at the south end of the site and a new access from Scarsdale Road is proposed to the north. Development Engineering does not have any objection to the proposed access however, has included a condition requiring a fee for the installation of Do Not Enter signage at the south driveway access. Urban Forestry has indicated that the removal of one (1) City tree is required to facilitate the construction of the new driveway entrance. The subject tree is inventoried as a four (4) centimetre ornamental pear on the City road allowance. Urban Forestry requires the submission of a complete "Application to Remove a Healthy City-owned Tree" and associated processing fees. Urban Forestry requires a security deposit for the protection of the nine (9) trees on the municipal boulevard that are to remain.

Private Trees

The development proposes the removal of ten (10) privately owned trees on the subject property. Under the provision of Section 813-16 (B), of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, the subject trees meet the criteria for protection under the City of Toronto's Private Tree By-law. Urban Forestry requires the submission of a complete "Application to Injure or Destroy Trees on Private Property" and associated processing fee. This condition is indicated as a pre-approval Condition in Attachment 4.

Parking

The proposed parking area shows a total of 75 parking spaces on the north and west ends of the site. Eight (8) tandem parking spaces proposed along the westerly property line must be removed and replaced with a 2.1 metre landscape strip to meet the requirements of the Zoning By-law. The remaining 67 on-site parking spaces is sufficient to meet the Zoning By-law requirement of 40 spaces. The current site and landscape plans do not reflect these changes.

CONCLUSION

Although the initial submission was for an addition to a school and a place of worship the application was recently revised to remove the place of worship. The current application of an addition to a school is a continuation of an existing permitted use. The proposed development has been demonstrated to satisfy the City's requirements subject to the draft conditions outlined in Attachment 4 including submission of revised site and landscape plans showing required changes to the parking area, confirmation of sufficient load support for the fire route, and approval of the City owned tree in front of the new access on Scarsdale Road. For these reasons Planning recommends approval of the Site Plan Control application.

CONTACT

Derrick Wong, Planner
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E-mail: dwong3@toronto.ca

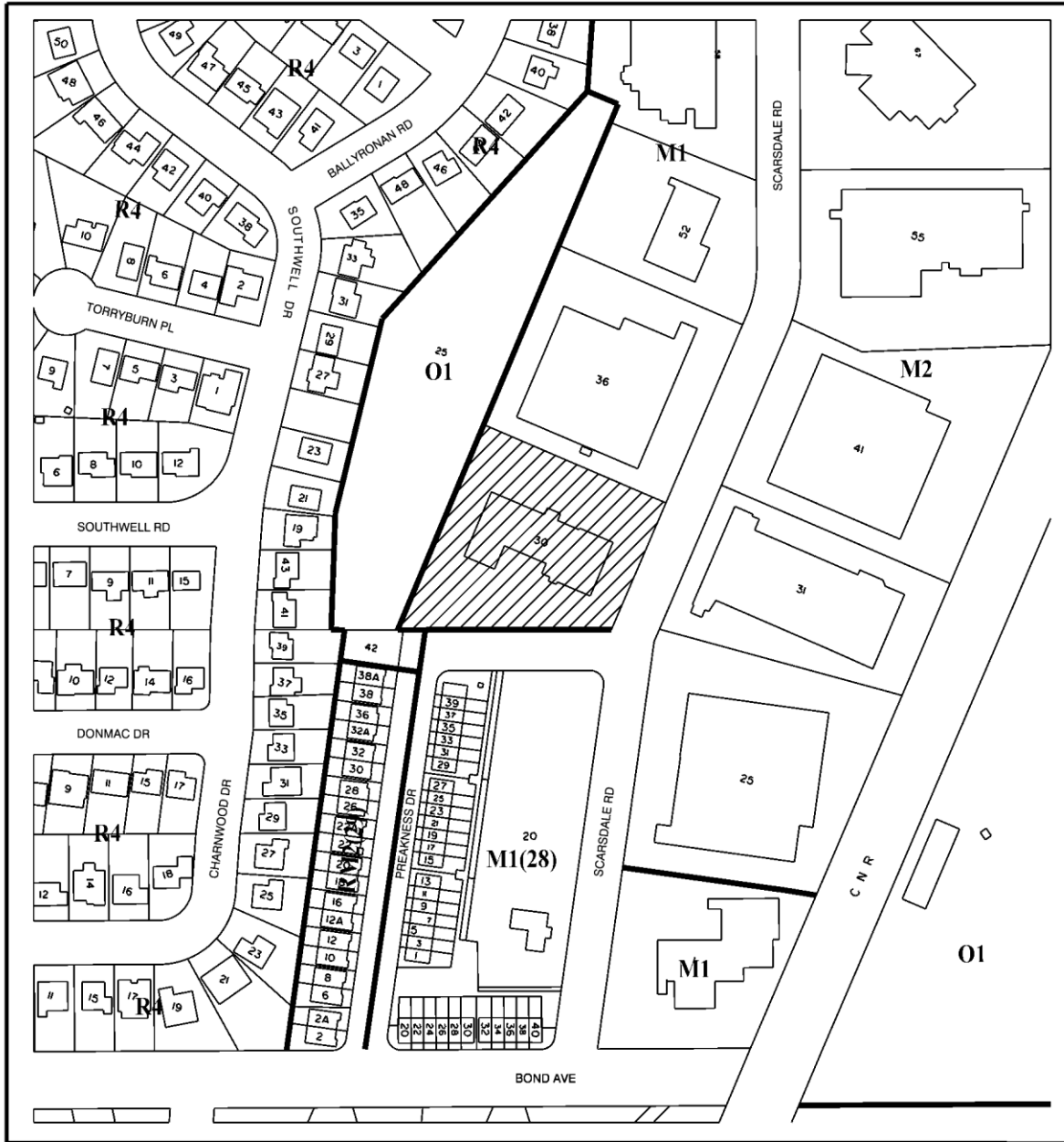
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Zoning Map
Attachment 2: Site Plan
Attachment 3: Elevations
Attachment 4: Draft Conditions of Site Plan Approval
Attachment 5: Application Data Sheet

Attachment 1: Zoning Map



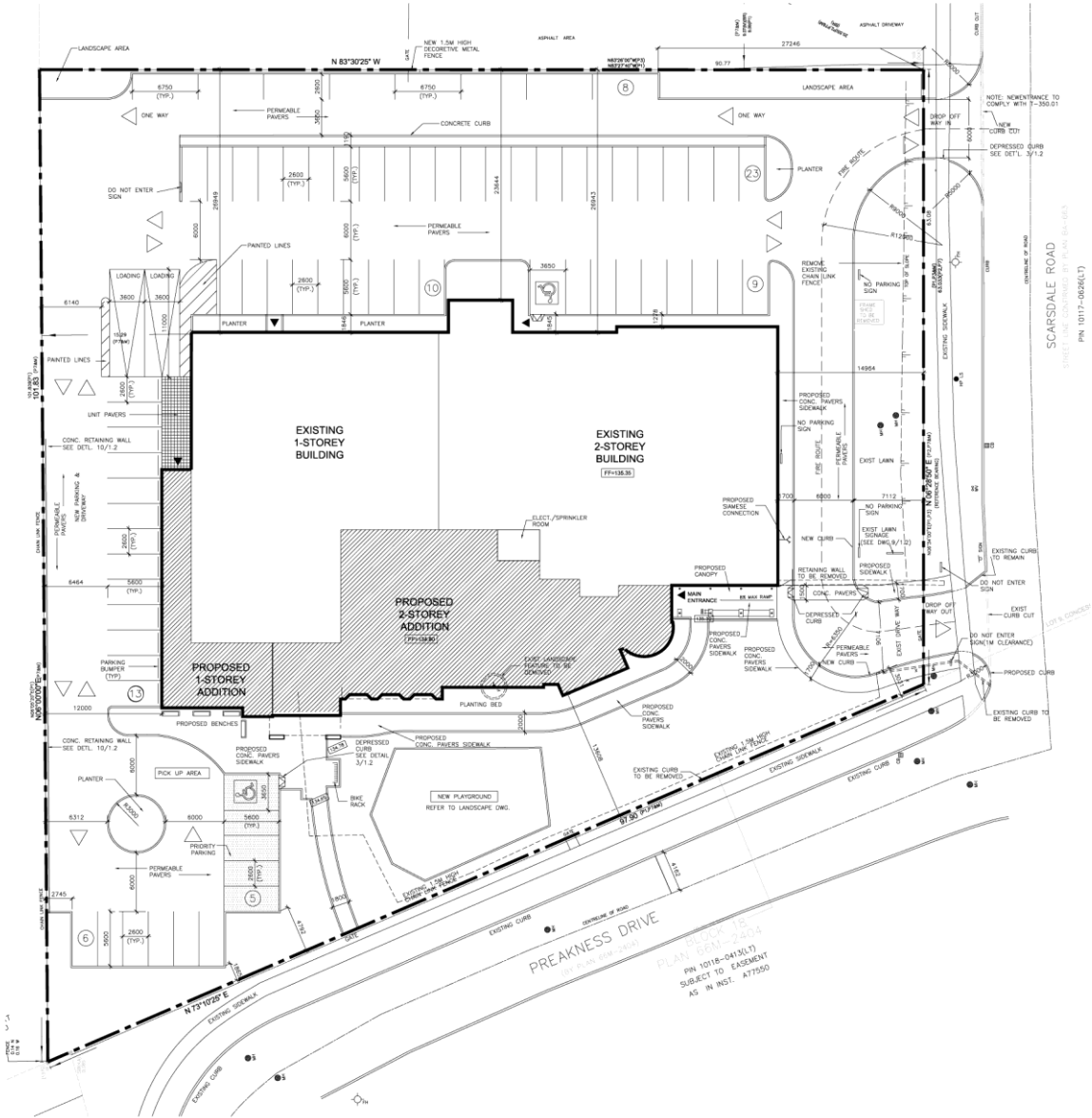
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- R4 One-Family Detached Dwelling Fourth Density Zone
- M1 Industrial Zone One
- M2 Industrial Zone Two
- O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
 Zoning By-law 7625
 Extracted 06/06/2013

Attachment 2: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
06/06/2013

30 Scarsdale Road

File # 12 154578 NNY 25 SA

Attachment 4: Draft Conditions of Site Plan Approval

Drawing No.	Title	Date Stamped	Issue and/or Re-issue and/or Revision Dates	Prepared By
A-1.1	Site Plan	May 22, 2013	August 2011 Revision No. 6	Nino Rico Architect Inc.
A-1.2	Site Plan Details	May 22, 2013	August 2011 Revision No. 6	Nino Rico Architect Inc.
A-3.1	Exterior Elevations	May 22, 2013	August 2011 Revision No. 6	Nino Rico Architect Inc.
L-1	Tree Survey + Protection Plan		September 2012 Revision No. 3	SCI Landscape Architects
L-2	Landscape Plan		September 2012 Revision No. 3	SCI Landscape Architects
L-3	Landscape Plan Details		September 2012 Revision No. 3	SCI Landscape Architects
L-4	Landscape Plan Details		September 2012 Revision No. 3	SCI Landscape Architects

A. PRE-APPROVAL CONDITIONS

LEGAL SERVICES – Stephanie Morrow (416) 397-5379

Enter into the City’s standard site plan agreement to and including registration of the site plan agreement on title to the subject lands by the City at the owner’s expense.

TECHNICAL SERVICES – Eddy Bologna (416) 395-6233

1. Provide confirmation that the permeable pavers being proposed for the fire access route provide sufficient load support for firefighting equipment or operations.
2. The applicant must submit a payment in the amount of \$600.00 to the City of Toronto, as required by Transportation Services for the required Do Not Enter signage at the south driveway access on Scarsdale Road.

CITY PLANNING – Derrick Wong (416) 395-7052

1. The applicant is to submit a revised site plan drawing A-1.1 and the corresponding landscape plan drawings L-1 and L-2 showing the removal of the eight parking spaces on the northerly portion of the site to be replaced by a 2.1 metre landscape strip. The revised site plan is to be to the satisfaction of the

Director Community Planning, North York District in consultation with the Director and Deputy Chief Building Official, Toronto Building, North York District.

2. The Owner shall submit to the Chief Financial Officer and Treasurer as a deposit a **letter of credit or certified cheque for \$109,422.42** for on-site landscaping, including for example (but not limited to) any planting, fencing, seating, decorative paving, retaining walls, terraces and/or other landscape features.
3. The letter of credit shall be in a form satisfactory to the City Treasurer in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the Owner at such time as the Director, Community Planning, North York District is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.

URBAN FORESTRY – Bruce Gordon (416) 395-6686

1. The above noted plans and report show that the development proposes the protection of eight (8) City trees fronting Preakness Drive and another City tree fronting Scarsdale Avenue. Urban Forestry requires the submission of a **Tree Survival Guarantee in the amount of \$5,247.00** to ensure the protection of nine (9) City trees.
2. The above noted plans and report show that the development proposes the removal of one (1) City tree to facilitate the construction of a new vehicle entrance proposed for Scarsdale Road. The subject tree is inventoried as a 4 cm ornamental pear on the City road allowance. Urban Forestry requires the submission of a complete **“Application to Remove a Healthy City-owned Tree” and an application fee in the amount of \$300.00 as well as the amenity value of 583.00.**
3. The above noted plans and report show that the development proposes the removal of ten (10) privately-owned trees, inventoried as Trees Nos. 3, 6, 7, 19, 25, 26, 27 28, 36 and 38 on the Arborist Report, having diameters of 30 cm or greater, situated on the subject property. Under the provision of Section 813-16 (B), of the City of Toronto Municipal Code, Chapter 813, Trees, Article III, the subject trees meet the criteria for protection under the City of Toronto’s Private Tree By-law. Urban Forestry requires the submission of a complete **“Application to Injure or Destroy Trees on Private Property” and an application fee in the amount of \$3,000.00** (\$300 per tree).
4. The applicant is advised that once a complete application is received, as outlined in the City of Toronto Municipal Code, Chapter 813, Trees, Article III, a

complete review of the application is required. The review process involves notification to the community, Ward Councillor consultation and possibly report to Council. **Urban Forestry will be required to post a "Notice of Objection for a period of 14 days, as there are three trees in fair to good condition. This is to allow the public to object.**

B. POST APPROVAL CONDITIONS

In addition to the above pre-approval conditions, the following post approval conditions are to be fulfilled by the owner following site plan approval and will be incorporated into a site plan agreement:

The proposed development shall be carried out and maintained in accordance with the plans and drawings referred to herein, to the satisfaction of the City of Toronto.

TECHNICAL SERVICES – Eddy Bologna (416) 395-6233

1. Remove all existing accesses, curb cuts, traffic control sign, etc. along the development site frontage that are no longer required and reinstate the boulevard within the right-of-way, in accordance with City standards and to the satisfaction of the Executive Director of Technical Services.
2. Any encroachments within Municipal Road Allowances will not be permitted unless they are explicitly approved by the Right-of-Way Management section of Transportation Services Division. The applicant is required to contact the section through the permit approval process to obtain the exact particulars of these requirements. For further information, please contact the Right-of-Way Management Section, North York District at (416) 395-7112.
3. Provide and maintain off-street vehicular loading and parking facilities and access driveways in accordance with the approved plans and drawings, to the satisfaction of the Executive Director, Technical Services;
4. All on-site driveways and parking areas must be surfaced and maintained with asphalt, concrete, or interlocking stone; and
5. The owner must install and maintain appropriate signage and pavement markings on-site directing such as but not limited to: vehicle stopping and circulation, designated disabled parking, loading, and pedestrian walkways, to the satisfaction of the Executive Director, Technical Services.
6. Driveway curbs must be flush on either side of the sidewalk for a minimum of 0.45 metres.

7. Advise all owners and tenants/future purchasers of the units that refuse and recyclable materials generated by this building must be collected by a private refuse collection firm.
8. Construct and maintain stormwater management measures/facilities as recommended in the accepted Stormwater Management Report, prepared by Mina Design Group Inc., and dated May 9, 2013.
9. Construct and maintain site servicing and grading as indicated on the accepted Parking Lot Site Servicing & Grading Plan SW1, prepared by Mina Design Group Inc., and dated May 9, 2013 & Details SW2, prepared by Mina Design Group Inc., dated May 9, 2013.
10. Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction that the stormwater management facilities have been constructed in accordance with the accepted Stormwater Management Report.
11. Provide certification to the Executive Director of Technical Services by the Professional Engineer who designed and supervised the construction, that the site servicing facilities and grading have been constructed in accordance with the accepted drawings.

Attachment 5: Application Data Sheet

Application Type	Site Plan Approval	Application Number:	12 154578 NNY 25 SA
Details		Application Date:	April 16, 2012

Municipal Address: 30 SCARSDALE ROAD
 Location Description: CON 3 EY PT LOT 9 **GRID N2505
 Project Description: Greek Orthodox Metro Polis of Toronto (Canada) Hellenic School. Two-storey addition to an existing building. Designated Employment Areas in the City of Toronto Official Plan zoned M1 (industrial) in the former City of North York By-Law 7625, as amended.

Applicant:	Agent:	Architect:	Owner:
NINO RICO ARCHITECTS			GREEK ORTHODOX METROPOLIS OF TORONTO(CANADA)

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	Employment Lands (Map 2)
Zoning:	M1	Historical Status:	
Height Limit (m):	15	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	7447	Height:	Storeys:	2
Frontage (m):	0		Metres:	15
Depth (m):	0			
Total Ground Floor Area (sq. m):	2234			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	75
Total Non-Residential GFA (sq. m):	3630		Loading Docks	2
Total GFA (sq. m):	3630			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.49			

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):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	3630	0

CONTACT: PLANNER NAME: Derrick Wong, Planner
TELEPHONE: (416) 395-7052