

**85 Keeler Boulevard - Zoning Amendment and
Subdivision Applications - Preliminary Report**

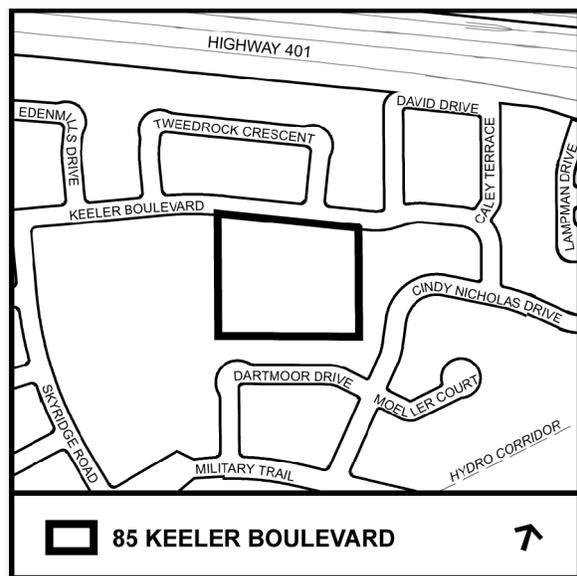
Date:	October 22, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 43 – Scarborough East
Reference Number:	13 239585 ESC 43 OZ & 13 239568 ESC 43 SB

SUMMARY

These applications proposes a 51-unit residential subdivision comprised of 25 detached residential lots and 26 semi-detached residential lots and a new 16.5 metre (54.1 foot) wide public street on a former school site at 85 Keeler Boulevard.

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.

The applications should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting is targeted for the second quarter, 2014, provided all required information is submitted in a timely manner and all issues raised during the review process have been satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 85 Keeler Boulevard 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

Brooks Road Public School, which currently occupies the site, was built in 1970. In 2012, the Toronto District School Board (TDSB) declared the property surplus in accordance with a mandate from the Province of Ontario to raise funds by disposing of lands that the TDSB deems surplus to their needs. The lands were offered for sale and subsequently purchased by the applicant earlier this year. There are no previous development applications associated with the subject property.

Pre-Application Consultation

A pre-application consultation meeting was held on June 20, 2013, with the applicant to discuss complete application submission requirements and to identify preliminary issues with the proposal. Preliminary issues included the number and size of lots proposed, potential built form and house siting, as well as the proposed right-of-way width.

ISSUE BACKGROUND

Proposal

The proposed rezoning is intended to implement the proposed draft plan of subdivision and create specific performance standards for the development of the lands at 85 Keeler Boulevard, which was the former Brooks Road Public School site.

The subdivision proposes 25 detached residential lots and 26 semi-detached residential lots and the creation of a 16.5 metre (54.1 foot) wide public street. Six (6) of the detached lots would front onto Keeler Boulevard and one detached lot would have a side yard flanking Keeler Boulevard. These lots would have frontages ranging from 14 metres (45.9 feet) to 16.2 metres (53.1 feet) and lot areas ranging from 410.9 square metres (4,422.9 square feet) to 548.5 square metres (5,904 square feet). The remaining 18 detached lots would front onto the new public street and would all back onto the rear

of existing dwellings that front onto Dartmoor Drive and Cindy Nicholas Drive. Twelve (12) of these detached lots would have frontages of 12 metres (39.4 feet) and lot areas ranging from 384 square metres (4,133.3 square feet) to 619.7 square metres (6,670.4 square feet). The other six (6) detached lots would have frontages of 10 metres (32.8 feet) and lot areas ranging from 497.7 square metres (5,357.2 square feet) to 785.3 square metres (8,452.9 square feet).

Sixteen of the 26 proposed semi-detached dwellings would be located in the centre of the site on the inside of the proposed crescent-shaped public street. The remaining ten (10) semi-detached dwellings would be located on the west side of the site and would back onto the Brooks Road Park. All of the semi-detached lots would have frontages of 7.5 metres (24.6 feet), except for the two corner lots, which would have frontages of 9.3 metres (30.5 feet). The proposed semi-detached lots would have lot areas ranging from 240 square metres (2,583.3 square feet) to 298.6 square metres (3,214.1 square feet).

Each lot is proposed to be developed with a two-storey dwelling, the floor area of which has not been provided by the applicant. For additional details, please see Attachment 1: Draft Plan of Subdivision, Attachment 2: Elevations, and Attachment 4: Application Data Sheet.

Site and Surrounding Area

The subject property has a frontage of 168.3 metres (552.5 feet) on Keeler Boulevard, and is approximately 2.4 hectares (5.9 acres) in size. The site is relatively flat and is composed primarily of sodded playfields, a small paved parking area and a two-storey 4,123.5 square metre (44,385 square foot) school building. The Brooks Road Public School was operated by the Toronto District School Board from 1970 until it was declared surplus in 2012. The perimeter of the subject property is lined with mature trees.

Abutting uses include:

North, South and East:	Single-family detached dwellings (side-split, and one- and two-storey)
West:	Brooks Road Park

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 as "Neighbourhoods" in the Official Plan. "Neighbourhoods" are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* is expected to have heights, massing and scale that are appropriate for the site and compatible with that permitted by the zoning for nearby residential properties. New development on infill sites is also expected front onto existing or newly created public streets and is to ensure adequate separation between buildings using landscaping, planting and fencing in order to provide adequate privacy, sunlight and sky views for new and existing residents.

Zoning

The subject lands are in a School (SC) Zone in the Morningside By-law Number 11883, as amended (see Attachment 3: Zoning). This zone permits schools and day nurseries.

City-Wide Zoning By-law No. 569-2013

City Council enacted the City-Wide Zoning By-law No. 569-2013 on May 9, 2013. The lands at 85 Keeler Boulevard are not subject to the new Zoning By-law.

Site Plan Control

The subject lands are subject to site plan control, however the form of development is not. A site plan control application is not required for the development of the proposed detached and semi-detached residential dwellings.

Tree Preservation

The arborist report and tree preservation plan submitted in support of this application indicate that there are a total of 139 trees both within and immediately adjacent to the subject property. Sixty-two (62) trees subject to the private tree by-law are proposed to be removed in order to accommodate the development, all of which are located on the subject property. There are six nearby City-owned trees both along the boulevard and in the adjacent park, although the arborist report indicates that these trees are not expected to be impacted by the proposed development. There are 32 trees subject to the private

tree by-law within 6 metres (19.7 feet) of the subject lands on neighbouring properties. The arborist report indicates that none of these trees are expected to be impacted by the proposed development as long as proper tree protection measures are taken.

The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the processing of the applications. The owner will also be required to obtain the necessary permits prior to removing any trees pursuant to the City's Tree Preservation By-law Number 388-2000, as amended.

Reasons for the Application

A zoning by-law amendment application is required to permit the proposed residential uses and to establish appropriate performance standards for the proposed detached and semi-detached dwellings. The Draft Plan of Subdivision application is necessary to create the proposed new lots and public street.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Stage 1 Archaeological Assessment
- Traffic Operations Assessment
- Functional Servicing & Stormwater Management Report
- Arborist Report

A Notification of Complete Application was issued on October 11, 2013.

Issues to be Resolved

Preliminary issues include the following:

- appropriateness of the number and size of the proposed lots;
- appropriateness of the proposed built form and massing;
- location and siting of the dwellings on the lots to be created, including separation distances and buffering between the proposed dwellings and the abutting existing homes;
- alignment and width of the proposed public right-of-way; and
- Section 37 benefits

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

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.

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan/Subdivision Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Draft Plan of Subdivision



Draft Plan of Subdivision

85 Keeler Boulevard

Applicant's Submitted Drawing

Not to Scale
10/22/13



File # 13 239585 ESC 43 OZ and 13 239568 ESC 43 SB

Attachment 2: Elevations



Typical Front Elevation

Elevation

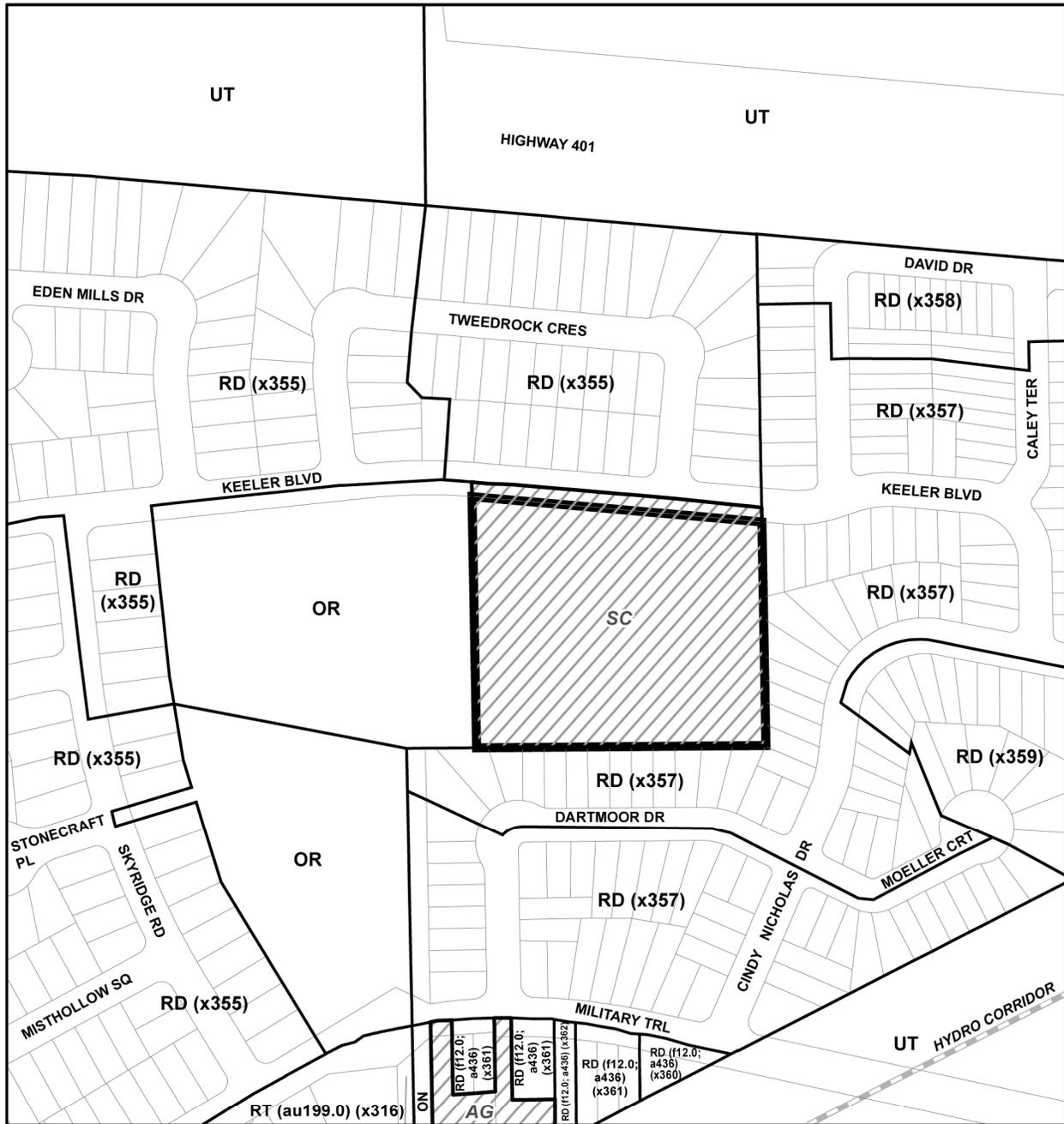
Applicant's Submitted Drawing

Not to Scale
10/03/13

85 Keeler Boulevard

File # 13 239585 ESC 43 OZ and 13 239568 ESC 43 SB

Attachment 3: Zoning



Zoning By-law 569-2013

85 Keeler Boulevard

File # 13 239585 ESC 43 OZ and 13 239568 ESC 43 SB

Location of Application

- RD Residential Detached
- RT Residential Townhouse
- ON Open Space Natural
- OR Open Space Recreation

UT Utility and Transportation

See Former City of Scarborough Morningside Community Bylaw No. 11883

- SC School
- AG Agricultural Uses



Not to Scale
Extracted 10/02/2013

Attachment: Application Data Sheet

Application Types	Rezoning, Subdivision	Application Number:	13 239585 ESC 43 OZ
Details	Rezoning, Standard	Application Date:	September 20, 2013

Municipal Address: 85 KEELER BLVD
 Location Description: PLAN M1133 BLK L BROOKS ROAD PUBLIC SCHOOL **GRID E4301
 Project Description: To permit a 51-unit residential subdivision comprised of 26 semi-detached residential lots and 25 detached residential lots and a new 16.5 m wide public street.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC.			LAURIER HOMES (KEELER) INC

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	23780	Height:	Storeys:	2
Frontage (m):	170		Metres:	0
Depth (m):	140			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	10186		Parking Spaces:	51
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	10186			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.43			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	10186	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:	51			

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