

1251 Bridletowne Circle City Initiated Zoning Amendment – Final Report

Date:	April 30, 2014
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 40 – Scarborough-Agincourt
Reference Number:	13 244451 ESC 40 OZ

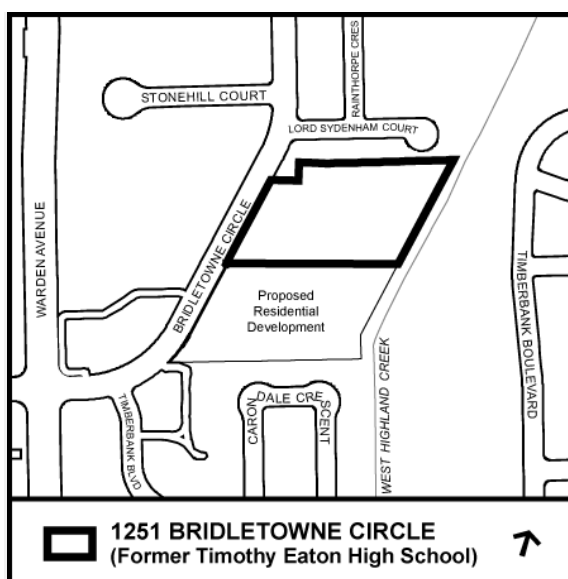
SUMMARY

City Council on July 11, 12 and 13, 2012 directed staff to review and consider a City-Initiated rezoning of the northerly portion of 1251 Bridletowne Circle (surplus Toronto District School Board site that the City purchased), in order to permit the development of a (multi-service) community hub 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.

The proposed multi-service community hub with ancillary retail uses is consistent with the Neighbourhood Areas policies of the Official Plan. The proposed development responds to a community infrastructure need identified in the Finch Warden Revitalization Study.

The proposed zoning by-law would permit a community centre, public medical clinic uses, community service uses and uses ancillary to the principal uses.

Appropriate performance standards including restrictions on gross floor area, building placement, massing, height and parking are also reflected in the proposed zoning by-law.



This report reviews and recommends approval of the City-Initiated rezoning to permit a multi service community hub and uses ancillary to the principal uses.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 12466, as amended, for the lands at 1251 Bridletowne Circle substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to report dated April 30, 2014.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1251 Bridletowne Circle substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated April 30, 2014.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. A further community meeting be held at the Site Plan stage when the building concept is further developed.
5. City Council authorize staff to continue discussions with the Office of the Public Guardian and Trustee regarding the City's acquisition of the Escheated Lands and that staff report back with recommendations.

Financial Impact

The recommendations in this report have no financial impact at this time. However, should the City determine that it would be beneficial to acquire a small remnant parcel of land (the "Escheated Lands") that fronts onto Bridletowne Circle (see Attachment 3), in order to expand the frontage of the subject property, there may be a cost to the City to purchase the Escheated Lands.

Should the program elect to purchase the Escheated Lands, Real Estate Services and Social, Development, Finance & Administration will report back to the Budget Committee with the details on the purchase proposal, including the funding source to be used to acquire the property.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agree with the financial impact information.

DECISION HISTORY

In 2005, Council adopted the Toronto Strong Neighbourhoods Strategy, which identified 13 neighbourhoods across the city 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 2005 can be found at: <http://www.toronto.ca/legdocs/2005/agendas/council/cc051026/pof9rpt/cl006.pdf>

In 2014, Council adopted the Toronto Strong Neighbourhoods Strategy 2020 – Recommended Neighbourhood Improvement Areas. This report recommended that Council adopt a Neighbourhood Equity Score for establishing *Neighbourhood Improvement Areas* (NIAs) under the Toronto Strong Neighbourhoods Strategy 2020 (TSNS 2020). The report also recommended that Council designate 31 neighbourhoods as Neighbourhood Improvement Areas under the Strategy. These neighbourhoods have the lowest overall Neighbourhood Equity Scores. Their Scores fall below the recommended Neighbourhood Equity Benchmark, a measure that signals that the overall burden of inequities faced by a neighbourhood requires action.

Under the 2005 Toronto Strong Neighbourhoods Strategy, a total of 23 of the City's 140 social planning neighbourhoods were designated and grouped together into 13 *Priority Neighbourhood Areas for Investment* (PNIs) for implementation purposes. The 31 neighbourhoods recommended as NIAs under TSNS 2020 include 15 neighbourhoods that were a part of the PNIs and 16 new neighbourhoods. A total of 8 neighbourhoods included in the 2005-designated PNIs have Neighbourhood Equity Scores above Benchmark and are not recommended as NIAs. The Steeles L'Amoreaux community is among the 8 neighbourhoods that have been removed.

The Toronto Strong Neighbourhoods Strategy 2020 – Recommended Neighbourhood Improvement Areas can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.CD27.5>

The Finch Warden Revitalization Study initiated in 2008 and approved by City Council, August 27, 2010, outlined a community vision and established parameters for redevelopment/intensification of the study area. Specific attention was paid to the existing context to determine appropriate densities, heights as well as to identify improvements to parks, transportation, and community and social service infrastructure for all segments of the population. The Finch Warden Revitalization Study can be found at: <http://www.toronto.ca/legdocs/mmis/2010/sc/bgrd/backgroundfile-32292.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 was completed in March

2012. Pending the fulfilment of a number of conditions, the City 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>

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.

Related Link can be found at:

<http://www.toronto.ca/legdocs/mmis/2012/mm/bgrd/backgroundfile-49093.pdf>

City Council authorized staff to require the submission of Archeological, Servicing and Storm Water Management studies at the Site Plan control stage for review and approval.

The remaining 2.84 hectare (7.02 acre) southern portion of 1251 Bridletowne Circle was purchased by Middle Park Estates Inc. The current development scheme is for a residential condominium development consisting of a total of 282 units in 4-storey stacked townhouses, 4-storey back-to-back townhouses and 3-storey traditional townhouses. Parking for the development is proposed to contain both surface visitor spaces and underground parking spaces for residents and visitors. 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

Original Proposal

The October 28, 2013 Preliminary Report from the Director Community Planning, Scarborough District, was based on a conceptual plan for 9 290 square metre (100,000 square feet) multi-service community hub.

Revised Proposal

Since October 2013, the concept has evolved to allow for the development of a multi-service community centre with enhanced partnering and service opportunities having a gross floor area up to 11 669 sq. m (125,604 sq. ft.). See Attachment No. 1 and 2.

The proposed multi-service community hub will be developed by the YMCA in partnership with United Way Toronto, the City of Toronto, The Scarborough Hospital and a collaboration of local community agencies. Services will include: community service programs and office spaces, recreation programs, outpatient services, medical offices, food security programs, settlement programs, employment training, arts and

culture programs and uses ancillary to the principal uses (ie cafeteria, dispensing pharmacy). See Table-1 Proposed Uses.

Table-1 Proposed Uses

USE	Floor Area
YMCA	5 574 sq. m (60,000 sq. ft.)
The Scarborough Hospital (ie. Outpatient Dialysis) subject to Ministry of Health and Long-Term Care approvals and funding support for operating and capital	3 723 sq. m (40,074 sq. ft.)
Community Service Offices	1 858 sq. m (20,000 sq. ft.)
Uses ancillary to the above principal uses (ie. Dispensing Pharmacy/ Cafeteria)	514 sq. m (5,533 sq. ft.)
TOTAL	11, 669 sq. m (125,604 sq. ft.)

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 10 341 sq. m. (111,315 sq. ft.) 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.

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 residential condominium development consisting of a total of 282 units in 4-storey stacked townhouses, 4-storey back-to-back townhouses and 3-storey traditional townhouses. Parking for the development is proposed to contain both surface visitor spaces and underground parking spaces for residents and visitors.

The "Escheated Lands"

In evaluating the proposed community centre, staff found that adjacent to the north-west boundary of the subject lands, is an irregularly shaped remnant parcel of land having about 20 metres frontage (66 feet) on Bridletowne Circle and an area of approximately 257 sq. m. (2,766 sq. ft.). See Attachment 3. These lands were previously held by Farlinger Holdings Limited (prior to that corporation's dissolution) and are referred to as the "Escheated Lands".

All lands in Ontario belong to the registered owner on title. When a corporation which has been incorporated in the Province of Ontario dissolves while still owning real property assets, then those lands escheat (ie: revert back) to Provincial Crown ownership.

The Province is deemed not to have taken possession of an escheated property unless/until the Public Guardian and Trustee registers notice of its possession in the Land Registry Office which, at the time of writing of this report, has not happened.

Staff have contacted the Office of the Public Guardian and Trustee (the "PGT") to discuss the City acquisition of the Escheated Lands which would then be incorporated into the subject lands. The PGT is in the process of conducting internal consultations and valuation of the Escheated Lands. If the negotiated terms are deemed acceptable to Staff, Council authority will be sought at a later date to acquire the Escheated Lands in order to expand the frontage of the subject property which would significantly improve development opportunities on the subject lands.

Acquiring the Escheated Lands is desirable in that it will allow more flexibility to the access and layout of the site. This report recommends that appropriate staff be authorized to continue discussions with the Office of the Public Guardian for the acquisition of the Escheated lands.

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 lands. 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.

Official Plan

The subject lands are designated as Neighbourhood Areas 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) zone within the L'Amoreaux Community By-law No. 12466, as amended. Permitted uses within the Institutional-Educational Zone include: day nurseries and institutional educational uses which include public and separate secondary schools, technical schools and private grade schools.

A multi-service community centre including ancillary retail and service uses is not permitted within the Institutional-Educational (IE) zone of the L'Amoreaux Community By-law No. 12466, as amended. The subject lands are not part of the new City-Wide By-law No. 569-2013.

Site Plan Control

Site Plan Control approval is applicable however, an application has yet to be submitted. This application will be submitted by the YMCA when plans for the centre are fully developed.

To provide the community with further information and an additional opportunity for design input, this report recommends that a community meeting be held at the Site Plan stage.

Reasons for Application

An amendment to the Institutional-Educational (IE) zone of the L'Amoreaux Community By-law No. 12466, as amended is required to permit development of a multi-service community hub having a gross floor area up to 11 669 sq. m (125,604 sq. ft.) including uses ancillary to the principal uses.

Community Consultation

Council at its November 19, 2014 meeting authorized staff to conduct a community consultation meeting together with the local councillor. A Community Consultation meeting was held on December 9, 2013 at the L'Amoreaux Community Centre. Approximately 100 residents attended along with the Deputy Mayor.

Generally, the community was supportive of a proposed multi-service community hub on the subject lands. Planning issues raised included parking supply, provision of underground parking, size of building, traffic, on-street parking and vehicular access. Others issues discussed included operational matters such as partners, programming and funding.

Agency Circulation

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

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement and Provincial Plans makes provision for ensuring that public service facilities are available to meet the current and projected needs of the community. The proposal is consistent with the PPS as it will provide for an efficient development pattern on surplus lands while utilizing cost-effective development standards to minimize land consumption and servicing costs.

The Growth Plan encourages the development of complete communities which includes provision of access to local services that fulfils the needs for daily living. The subject lands are located within the Steeles L'Amoreaux community which was identified in 2005 as one of 13 neighbourhoods across the city having priority for infrastructure investment. The proposed use utilizes surplus school lands to provide services to the local community.

Official Plan

The Neighbourhood Areas designation of the Official Plan permits community centres as well as small-scale retail, service and office uses. The Plan also sets out development criteria so as to ensure proposed developments fit within the surrounding context. Institutional uses provided for in Neighbourhoods are described as low scale uses which include, but are not limited to: schools, community centres, libraries, day nurseries, seniors and nursing homes, long term care facilities, and public services and facilities provided by local, provincial and federal governments. Other uses such as service and office uses and recreational facilities are also provided for within Neighbourhoods.

The proposed multi-service community hub which could contain some ancillary retail and service uses related to the main principal use would be considered a low scale institutional use serving the local community and would be permitted within the Neighbourhoods designation of the Official Plan. Therefore, no amendment to the Official Plan is required.

The Finch-Warden Revitalization Study involved extensive consultations with the community and the need for a community hub was identified as a priority. This Community Planning initiative served as a catalyst and established the framework to direct public investment to purchase the surplus school lands and the partnership to develop services for the community. This development will respond to that need in the community.

Land Use

The subject lands are zoned Institutional – Educational (IE) in the L'Amoreaux Community Zoning By-law No. 12466, as amended. The IE zoning permits day nurseries and institutional educational uses which include public and separate secondary schools, technical schools and private grade schools.

The proposed YMCA component will draw residents primarily from within a 5 kilometre radius. For users that will either walk or cycle, there will be appropriate pedestrian connections from Bridletowne Circle and Timberbank Park to the site as well as sufficient bicycle parking available on-site. Adequate on-site parking to accommodate motorists will be provided.

The ancillary retail uses related to the principal uses, which could include a dispensing pharmacy and cafeteria, would be designed to cater primarily to the needs of the community centre users. The floor area of these ancillary retail uses are capped in aggregate and individually to ensure they remain ancillary to the main use and that adequate parking is being provided. See Table-1 – Proposed Uses.

It is staff's view that a multi-service community hub with related ancillary uses at this location is acceptable and that appropriate performance standards incorporated into the draft zoning by-law will ensure compatibility. See Attachment No. 7.

Urban Design Concepts:

Concept One: (approximately 11 669 sq. m.)

Concept One includes the Escheated Lands and contemplates orienting the proposed building to the south part of the subject site respecting a minimum 10 metre setback from the easterly property line. A minimum 7.5 metres setback is shown from the south side yard property line while a minimum 3 metre side yard parking setback is shown from the north property line.

A maximum of 226 at-grade parking spaces could be provided along the northerly portion of the property. The site would be accessed by one vehicular entrance/exit way from Bridletowne Circle closer to the north property line allowing for more building frontage on Bridletowne Circle. The existing pedestrian pathway over the West Highland Creek will connect to a proposed pedestrian walkway within the subject site. See Attachment 1, Site Plan: Concept One

Concept Two: (approximately 11 669 sq. m.)

Concept Two excludes the Escheated Lands and also contemplates orienting the proposed building to the south part of the subject lands respecting a minimum 10 metre setback from the easterly property line. A minimum 7.5 metres setback is shown from the south side yard property line while a minimum 3 metre side yard setback is shown from the north property line.

A maximum of 226 at-grade parking spaces could be provided along the northerly property line. The site would still be accessed by one vehicular entrance/exit way from

Bridletowne Circle, further south of the north property line, leaving less frontage for the building. The existing pedestrian pathway over the West Highland Creek will connect to a proposed pedestrian walkway within the subject site. See Attachment 2, Site Plan: Concept Two

Staff will continue to work with the service provider to finalize a concept at the Site Plan Approval stage.

Density and Height

As noted, an amendment to the zoning by-law is required in order to permit a multi-service community hub with related ancillary uses up to 11 669 sq. m (125,604 sq. ft.) on the subject lands.

While the actual size of the project could be less, for comparative purposes, the existing school had a gross floor area of 10 341 sq. m. (111,315 sq. ft.) and a height of one and two storeys. Although the nature of the use has changed this increase to the gross floor area will not have any significant negative impacts on the subject lands or the surrounding area.

Both Concept plans propose a maximum height of 4 storeys or 18 metres for the northerly portion of the building within a 30 degree angular plane from the north property line and a 45 degree angular plane from the south property line. The majority of the building would actually be one, two and three storeys in height. During the site plan approval stage, staff will have regard to the location of the height and massing, being mindful of the existing residential homes to the north and the proposed homes to the south and 30 and 45 degree angular planes will apply from the property lines. A perspective drawing is attached as Attachment 5 and indicates how the building massing could be organized.

The height and massing is considered appropriate for the site in accordance with Neighbourhood Areas policy and is compatible with the surrounding lands uses.

Enhanced landscaping, appropriate setbacks and fencing, particularly to the north and south property lines will ensure adequate privacy, sunlight and sky views for the existing residents to the north and the new residents to the south.

The existing lot fabric allows for the new building to front onto Bridletowne Circle, although a wider frontage would assist in this regard. This pattern is generally in keeping with the surrounding area. During the site plan approval stage, staff will ensure that parking, service areas and garbage storage are properly screened from the street and the residences.

Traffic Impact

Staff are in receipt of a Traffic Impact and Parking Study, dated April 4, 2014 by WSP Canada Inc.

The subject site is well served by the local road network. Warden Avenue and Finch Avenue are both classified as Major Arterials each with right-of-way widths of 36 metres. Finch Avenue provides links to the east and west from Bridletowne Circle, while Warden Avenue provides links to the north from Bridletowne Circle. Bridletowne Circle is a two-lane collector road with a right-of-way width of 27 metres.

The site also has access to public transit routes along both Finch Avenue (300 metres from the site) and Warden Avenue (400 metres from the site).

The Traffic Impact and Parking Study submitted by the service provider was reviewed by Transportation Services staff and was found to be acceptable. Assumptions made by the traffic consultant included some of the patrons visiting the proposed facility would be pedestrians, some would use transit and some would drive and/or cycle. Another assumption made included the proposed uses ancillary to the principal uses (ie. cafeteria, dispensing pharmacy etc.) will not generate additional parking demand. This can be ensured further by limiting these uses to not exceed 514 sq. m. (5,533 sq. ft.) collectively and no individual ancillary related retail use shall exceed 232 sq. m. (2,500 sq. ft.).

Based on anticipated trip rates, the site is expected to generate 221 to 298 trips during the weekday AM and PM peak hours. Results of the existing and future capacity analysis indicates the study area intersections will operate at an acceptable level of service and acceptable delays with minor signal timing improvements.

Staff concur with the conclusion of the Traffic Impact and Parking Study that the proposed development can be accommodated by the existing road network.

Parking

The Traffic Impact and Parking Study also provided a parking analysis which was also reviewed by Transportation Services staff.

Given the mix of uses proposed, staff recommend a blended parking rate of 1.94/100 sq. m with a cap of 514 sq. m (5,533 sq. ft.) for the uses ancillary to the principal uses. Further, no individual ancillary use to the principal use can exceed 232 sq. m. (2,500 sq. ft.). The Concept Plans both show 226 at-grade vehicular parking spaces. The proposed parking supply is acceptable and is equivalent to By-law 569-2013 requirements.

Proposed By-law

To properly accommodate a multi-service community hub on the subject lands, the following Performance Standards are recommended and reflected in the Draft Zoning By-law(s) (See Attachment No. 7 and 8)

Performance Standard	Requirement
Front yard setback	Minimum 6.0 metres / Maximum 10 metres
Side yard building setback plus angular plane provision	Minimum 7.5 metres each side 30 degree angular plane from north and 45 degree angular plane from the south property line
Rear yard setback	Minimum 10 metres
Required Parking	Minimum 1.94 parking spaces per 100 sq. m. of gross floor area
Height	Maximum 4 storeys or 18 metres for a portion of building
Maximum Gross Floor Area	11 669 sq. m.
Minimum side yard Landscape Strip	3.0 metres
Maximum Building Coverage	33%
Loading Space	Minimum 1 Type G
Proposed uses	<ul style="list-style-type: none"> Community centre upto 5 574 sq. m Provincially funded Medical Facility (The Scarborough Hospital outpatient care) up to 3 723 sq. m Community service uses up to 1 858 sq. m Uses ancillary to the principal uses Maximum 514 sq. m however, no individual use ancillary to principal uses shall exceed 223 sq. m.
Other	Maximum of 230 surface parking spaces No parking spaces in front yard

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The service provider will be required to meet Tier 1 of the TGS at the site plan application stage.

Performance measures for the Tier 1 development features will be secured through the site plan approval process such as: cycling infrastructure as a clean air alternative, the storage and collection of recyclables and organic waste to reduce solid waste, reducing the urban heat island by using roofing and pavement materials to reduce ambient surface temperatures, protect and enhance tree growth and the use of native plant species for encouraging biodiversity, and stormwater retention and water quality measures through the requirement for an acceptable stormwater management report.

Conclusion

The proposed multi-use community hub with retail uses ancillary to the principal uses is consistent with the Neighbourhood Areas policies of the Official Plan. The proposed zoning by-law for the L'Amoreaux Community By-law No. 24982, as amended would retain the Institutional-Educational (IE) designation and add a community centre, public medical clinic uses, community service offices and uses ancillary to the principal uses (ie dispensing pharmacy/cafeteria). The proposed by-law will provide a minimum building setback from adjacent residential uses to the north and south (proposed), front and rear yard setbacks, parking setbacks and height restrictions that are appropriate for the surrounding neighbourhood. The height is further restricted by angular planes from the property lines. Amendments to City Wide Zoning By-law 569-2013 would be identical but in the Institutional General Zone.

The proposal is subject to site plan approval which will ensure that, among other things, the building location, site access and landscaping can be appropriately secured to meet the Official Plan built form policies and criteria. It is recommended that this City-Initiated Zoning amendment be approved.

CONTACT

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SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan – Concept One

Attachment 2: Site Plan – Concept Two

Attachment 3: Escheated Lands

Attachment 4: Zoning

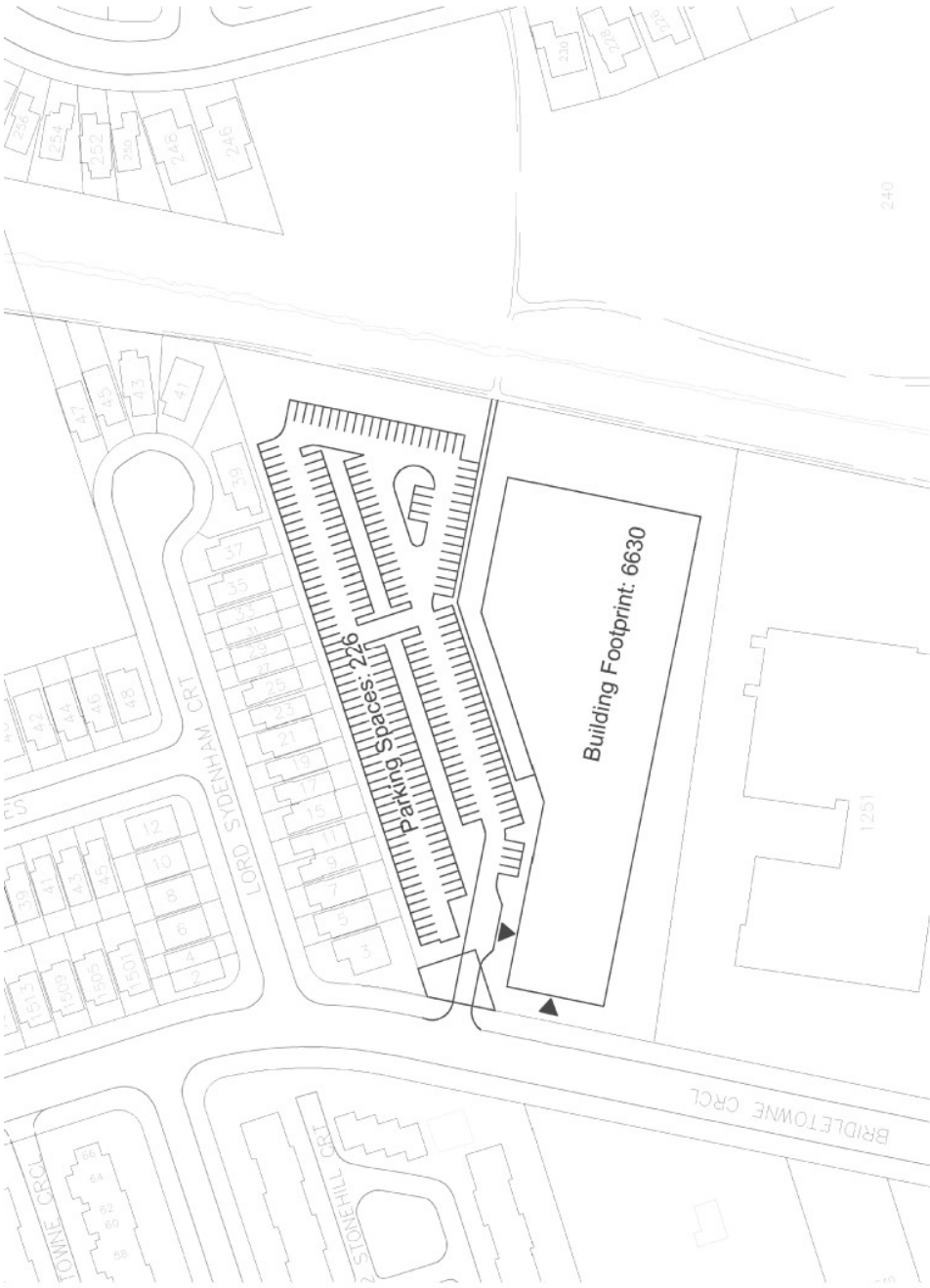
Attachment 5: Perspective

Attachment 6: Application Data Sheet

Attachment 7: Draft Zoning By-law Amendment

Attachment 8: Draft Zoning By-law Amendment (City Wide By-law 569-2013)

Attachment No. 1: Site Plan: Concept One



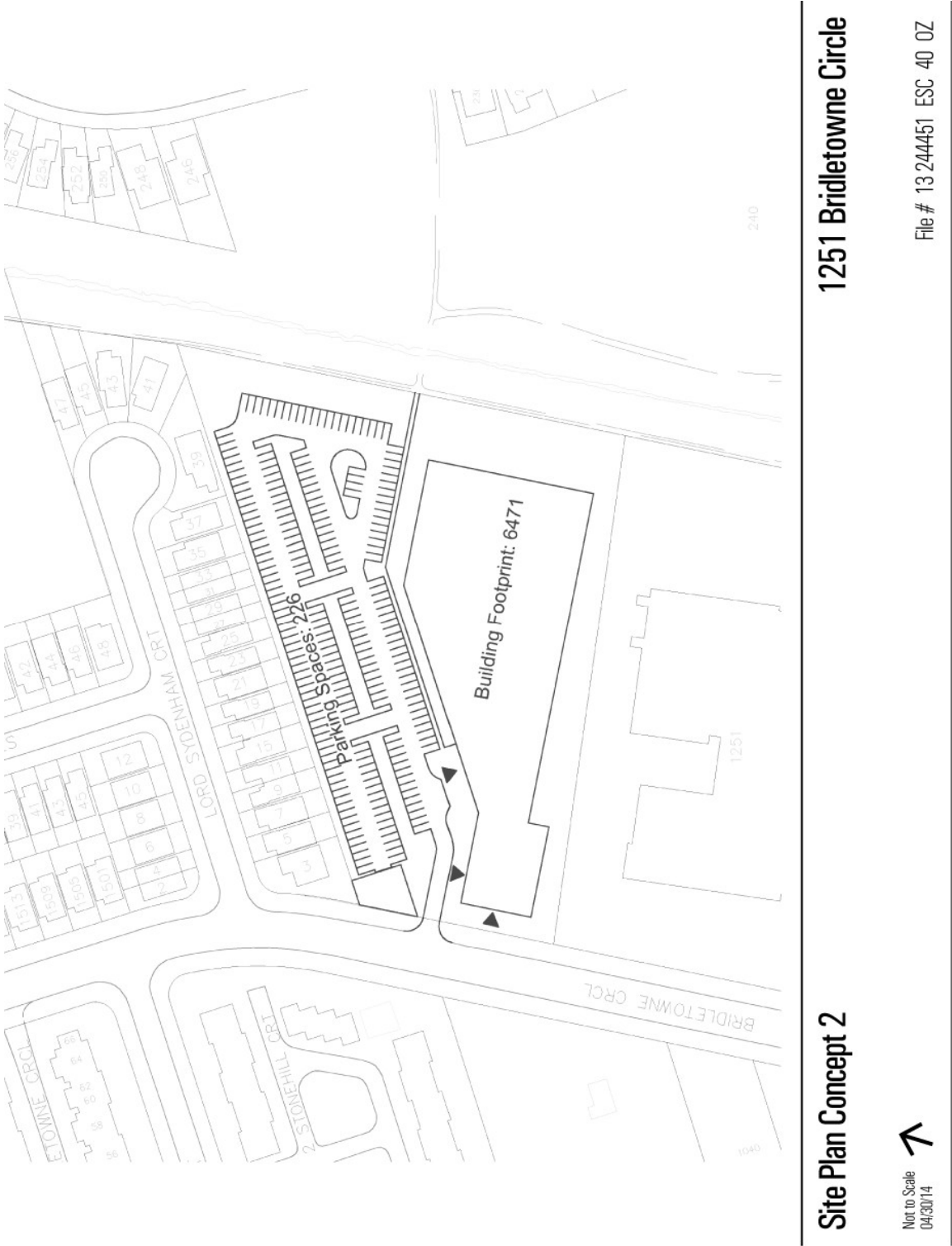
1251 Bridletowne Circle

Site Plan Concept 1

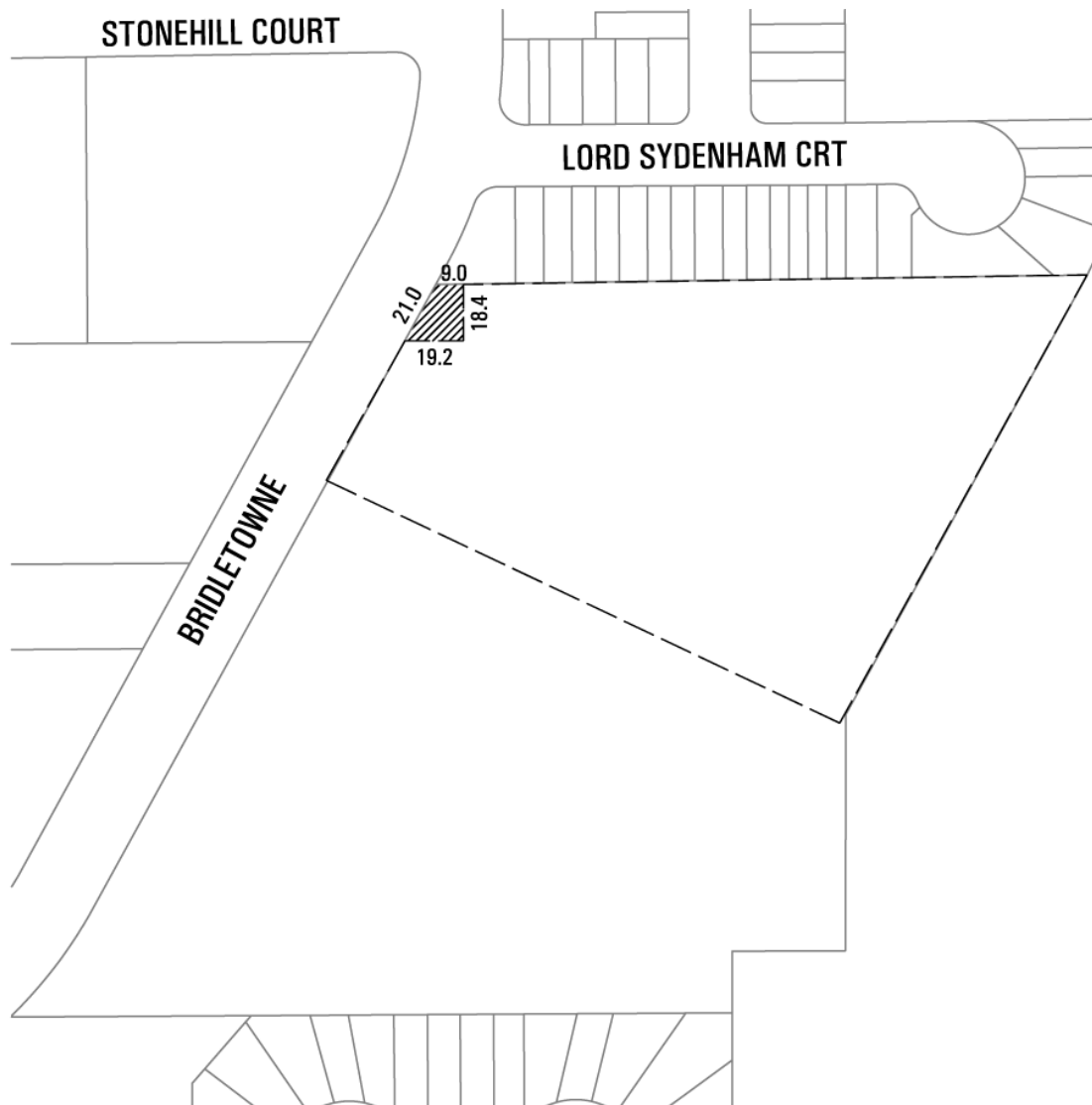
File # 13 244451 ESC 40 0Z

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04/30/14

Attachment No. 2 Site Plan: Concept Two




Attachment No. 3: Escheated Lands



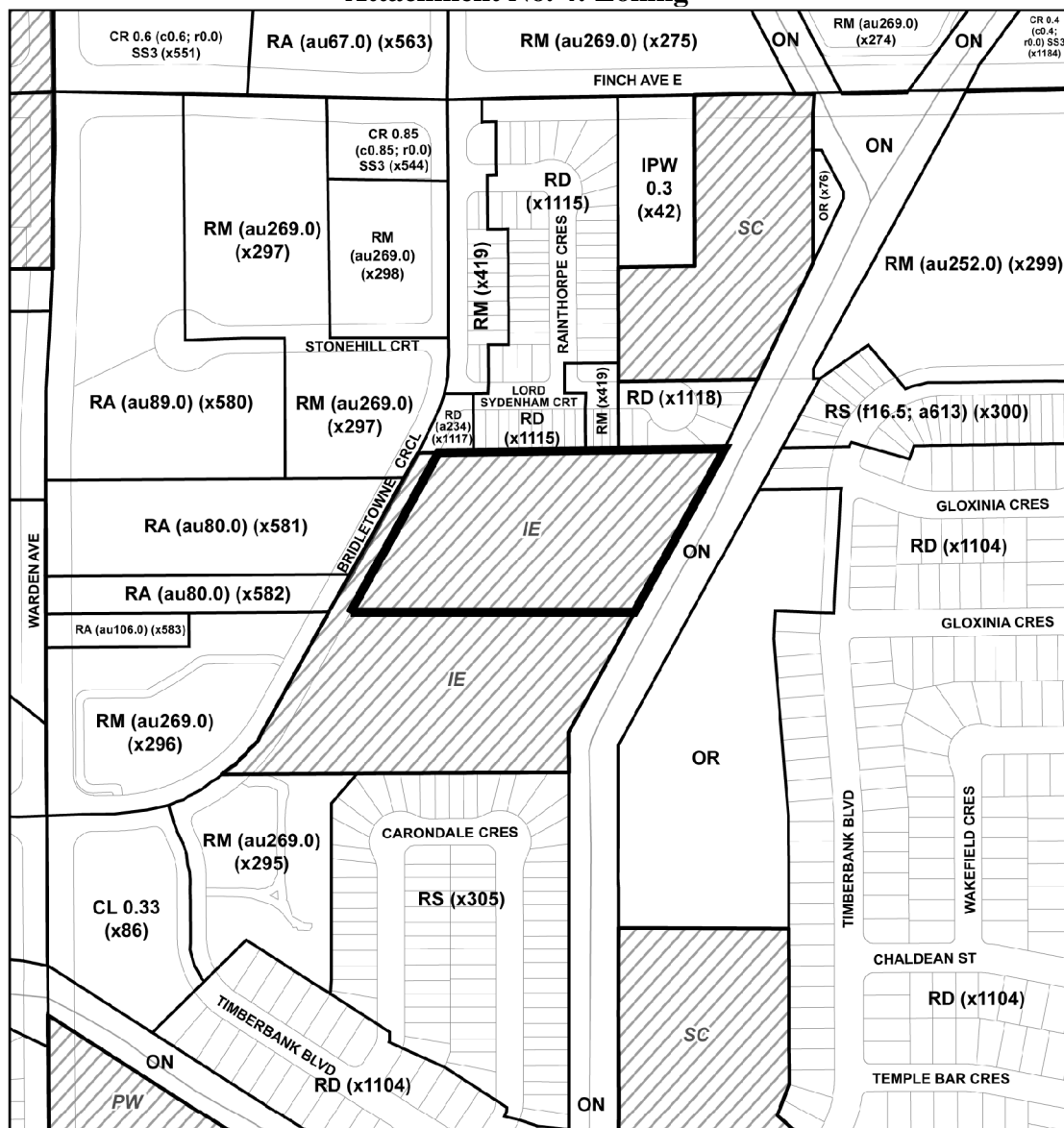
Toronto City Planning
Division
Escheated Lands

1251 Bridletowne Circle
File # 13 244451 ESC 02

 Subject Lands  Escheated Lands

 Not to Scale
4/14/14

Attachment No. 4: Zoning



TORONTO City Planning
Zoning By-law 569-2013

1251 Bridletowne Circle
File # 13 244451 ESC 40 0Z

Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment

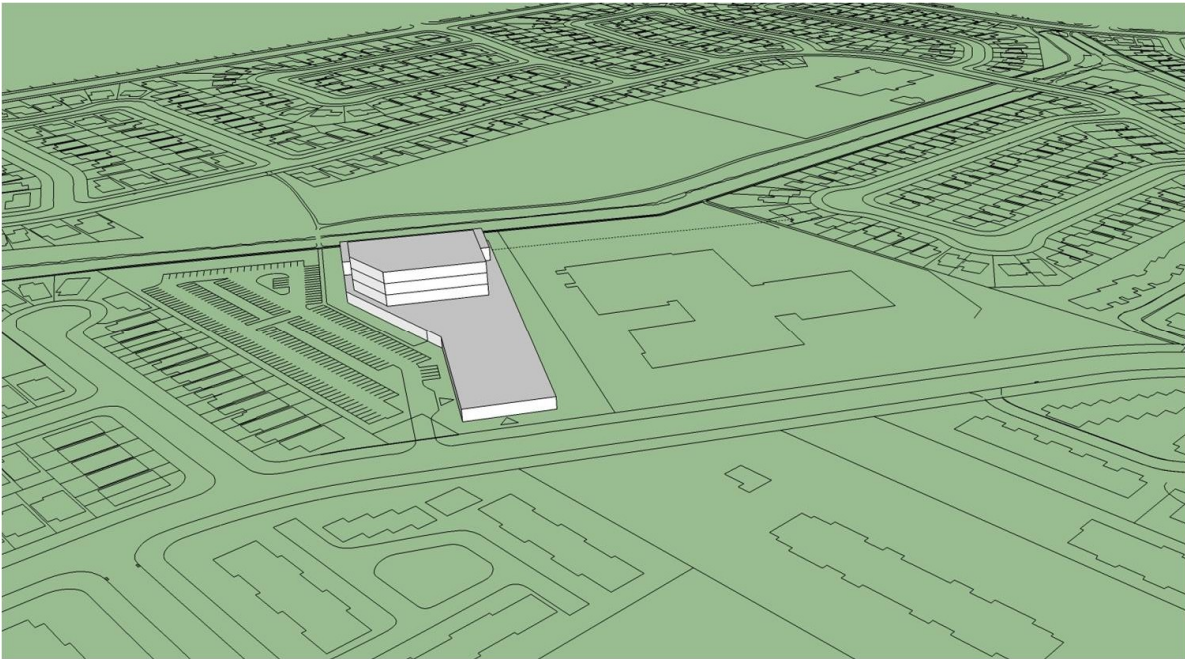
CL Commercial Local
CR Commercial Residential
ON Open Space Natural
OR Open Space Recreation

See Former City of Scarborough L'Amoreaux Community Bylaw No. 12466

IE Institutional - Educational
SC School
PW Place(s) of Worship

Not to Scale
Extracted 10/28/2013

Attachment No. 5 Perspective



Attachment No. 6: Application Data Sheet

Application Type	Zoning By-law Amendment	Application Number:	13 244451 ESC 40 OZ
Details	ZBA, City Initiated	Application Date:	October 1, 2013

Municipal Address:	0 BRIDLETOWNE CRCL
Location Description:	PLAN M1281 BLK D PLAN M1357 BLK B PLAN M1229 BLK E PLAN M1580 BLK B CON 3 LOT 32 PT **GRID E4002
Project Description:	YMCA Hub

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc.			TORONTO CITY

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	IE, O	Historical Status:	
Height Limit (m):	4 storey's or 18 m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	21657	Height:	Storeys:	4
Frontage (m):	91		Metres:	18
Depth (m):	182.7			
Total Ground Floor Area (sq. m):	6500			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	226
Total Non-Residential GFA (sq. m):	11669		Loading Docks	1 Type G
Total GFA (sq. m):	11669			
Lot Coverage Ratio (%):	33			
Floor Space Index:	0.54			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	11669
Total Units:	0		0

CONTACT:	PLANNER NAME:	Renrick Ashby, Senior Planner
	TELEPHONE:	(416) 396-7022

Attachment No. 7 Draft By-law

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~~20~

**To amend the L'Amoreaux Community Zoning By-law No. 12466, as amended, with
respect to the lands municipally known as, 1251 Bridletowne Circle (northerly
portion)**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE 'A'** is amended by deleting the current zoning and replacing it with the following zoning as shown on Schedule '1':

IE-39C-59K-60F-294-295-296-321-322-323
O

2. **SCHEDULE 'B' PERFORMANCE STANDARDS CHART**, is hereby amended by adding the following Performance Standards:

FRONT YARD

39C Minimum 6.0 metres from the street line.

SIDE YARD

59K Minimum 7.5 metres building **side yard** setback each side, 30 degree angular plane from north and 45 degree angular plane from the south **property line**.

REAR YARD

60F Minimum building **rear yard setback** 10 metres.

INTENSITY OF USE

- 321 Maximum **gross floor area** 11 669 square metres.
- 322 Maximum building **coverage** is 33 percent of the area of the **lot**.

MISCELLANEOUS

- 294 Maximum 4-storeys (excluding basements) or 18 metres.
- 295 Minimum 3.0 metres **landscape strip** along the north **property line**.
- 296 Maximum 230 surface **parking spaces**. No **parking spaces** shall be located in the **street yard**.
- 323 Minimum 1.94 **parking spaces** per 100 square metres of **gross floor area**.

3. SCHEDULE 'C' – EXCEPTIONS LIST, is amended by adding the following Exception Number 73.

- 73 On those lands identified as Exception Number 73 on the accompanying Schedule 'C' Map the following provisions shall apply:

Permitted Uses:

Community Centre, with a maximum **gross floor area** of 5 574 m².

Provincially funded Medical Facility, with a **gross floor area** of 3 723 m².

Community service uses, (operated by a registered charitable organization) with a **gross floor area** of 1 858 m².

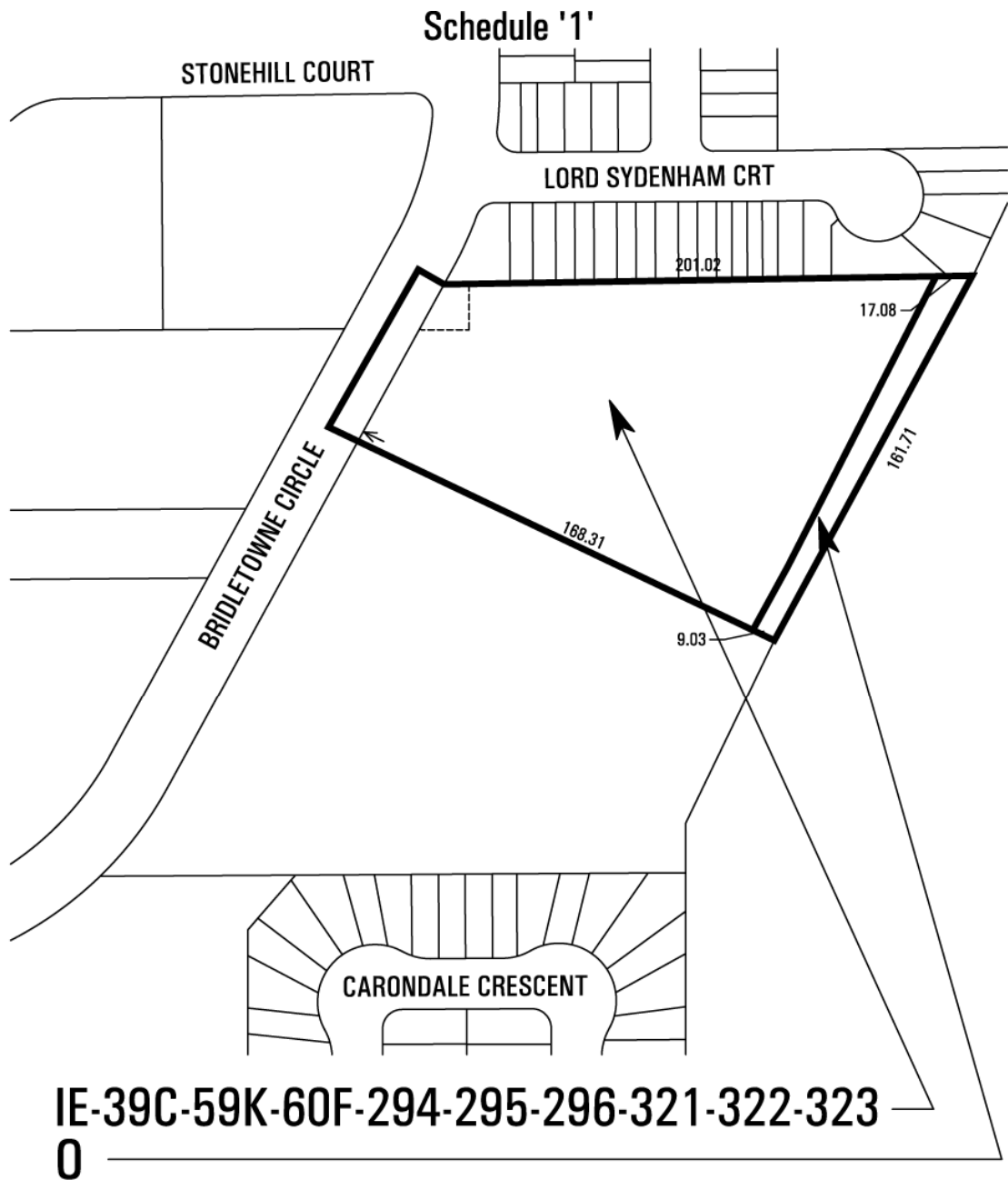
Ancillary **retail**, with a maximum **gross floor area** of 514 square metres of which no individual ancillary use shall exceed 223 m².

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor City Clerk

ULLI S. WATKISS,

(Corporate Seal)



Zoning By-Law Amendment

1251 Bridletowne Circle

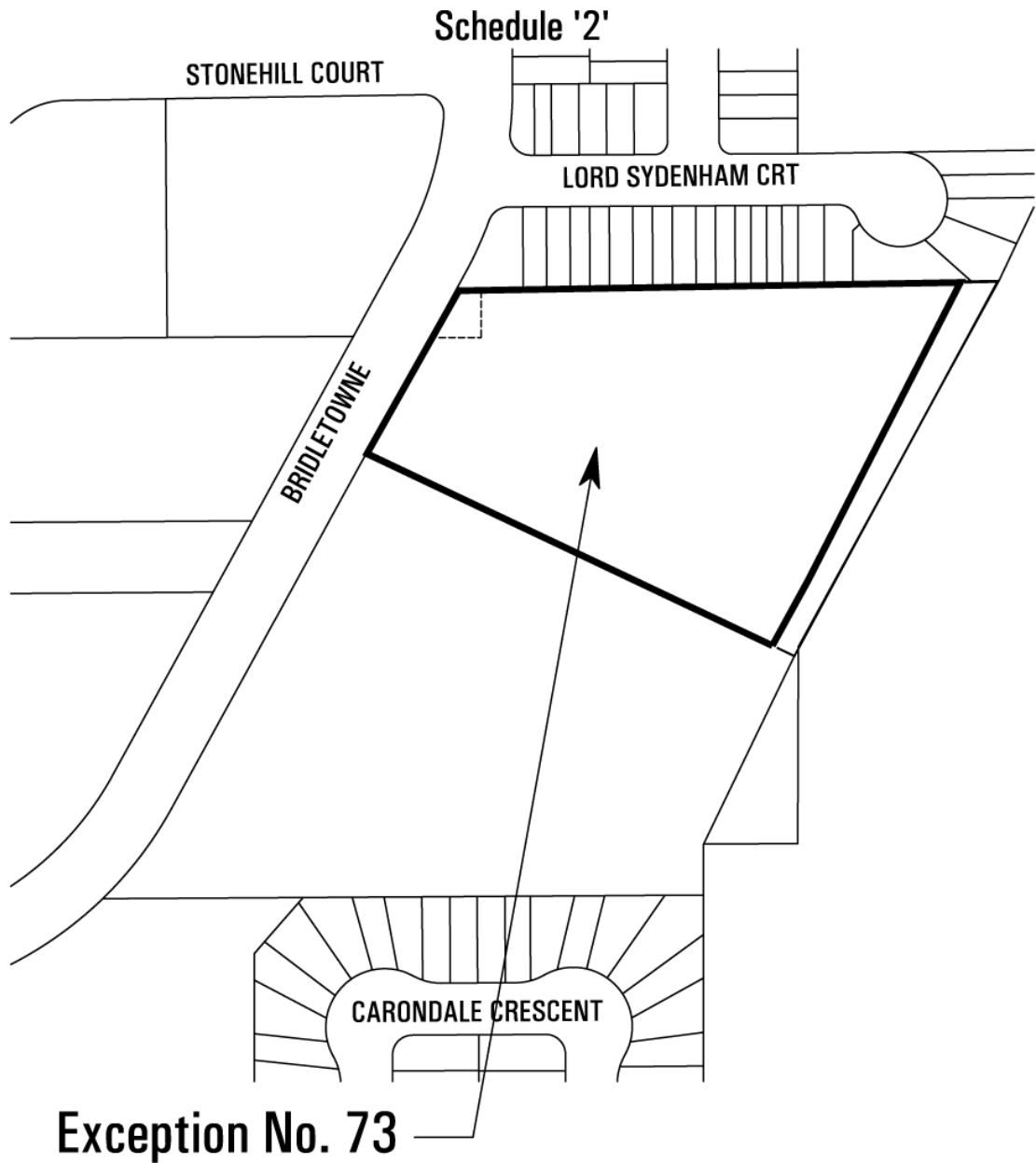
File # 13 244451 ESC 02



Area Affected By This By-Law



L'Amoreaux Community Bylaw
Not to Scale
5/02/14





City Planning
Division

Zoning By-Law Amendment

1251 Bridletowne Circle

File # 13 244451 ESC 02



Area Affected By This By-Law

L'Amoreaux Community Bylaw
Not to Scale
5/6/14



Attachment No. 8 Draft By-law (City Wide By-law 569-2013)

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 2014
Enacted by Council; ~, 2014

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX-2014]

To amend the Zoning By-law for the City of Toronto, being By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as, 1251 Bridletowne Circle

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: **I** (x 96) and Open Space Zone O, as shown on Diagram 2 outlined in heavy black line attached to this By-law;
4. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following **height** and storey label to these lands: HT 18.0, ST 4, as shown on Diagram 3 attached to this Bylaw;
5. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the **Lot Coverage** Overlay Map in Section 995.30.1, and applying the following **Lot Coverage** label these lands: CO 33, as shown on Diagram 4 attached to this By-law; and

6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.30.10 Exception 96 so that it reads:

Exception I 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1251 Bridletowne Circle, if the requirements of By-law No. XXXX-2014, are complied with, none of the provisions of 80.5.40.70.(1); 200.5.10.1.; 80.1.20.20; 80.10.30; 80.10.30.40; 80.10.40.10; 80.10.40.40; 80.5.50.10(1) apply to prevent the erection or use of a building, structure, addition or enlargement permitted in By-law XXXX-2014 provided the following is provided (i to ix);
- i) The minimum **building setback** from a **lot line** that abuts Bridletowne Crescent is 6.0 metres and 10 metres maximum;
 - ii) The minimum **building setback** from a **lot line** that abuts a **lot** in the Institutional General (I) Zone or Residential Zone category is 7.5 metres each side with a 30 degree angular plane from the north and 45 degree angular plane from the south **property line**;
 - iii) The minimum **building setback** from an O Zone is 10 metres;
 - iv) Despite the Parking Table, the minimum required number of **parking spaces** is 226 and the maximum number of **parking spaces** is 230. No **parking spaces** permitted beyond the **front wall**;
 - v) The maximum **gross floor area** of 7 432 square metres for a **Community Centre**;
 - vi) The total **gross floor area** used for a provincially funded **Medical office** is 3 723 square metres;
 - vii) **Retail store** and **eating establishment** uses to a maximum **gross floor area** of 514 square metres however, **no retail store** or **eating establishment** shall have a **gross floor area** greater than 223 square metres;
 - viii) A minimum 3.0 metre **landscape strip** along the north and south **property line**; and

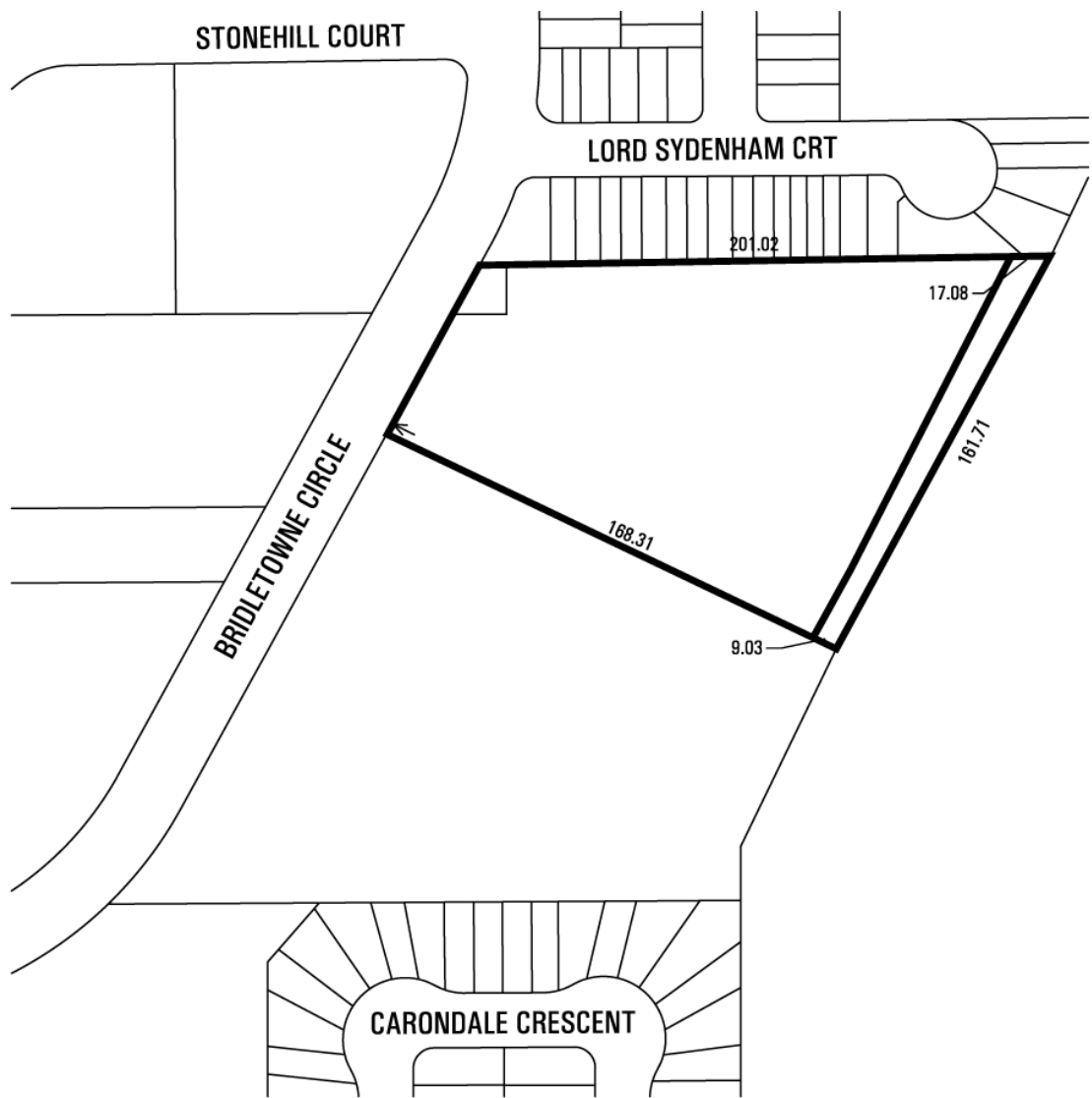
ix) A minimum of 1 Type ‘G’ **loading space**.

ENACTED AND PASSED this ~ day of ~, A.D. 20XX.

Name,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Toronto City Planning
Division
Diagram 1

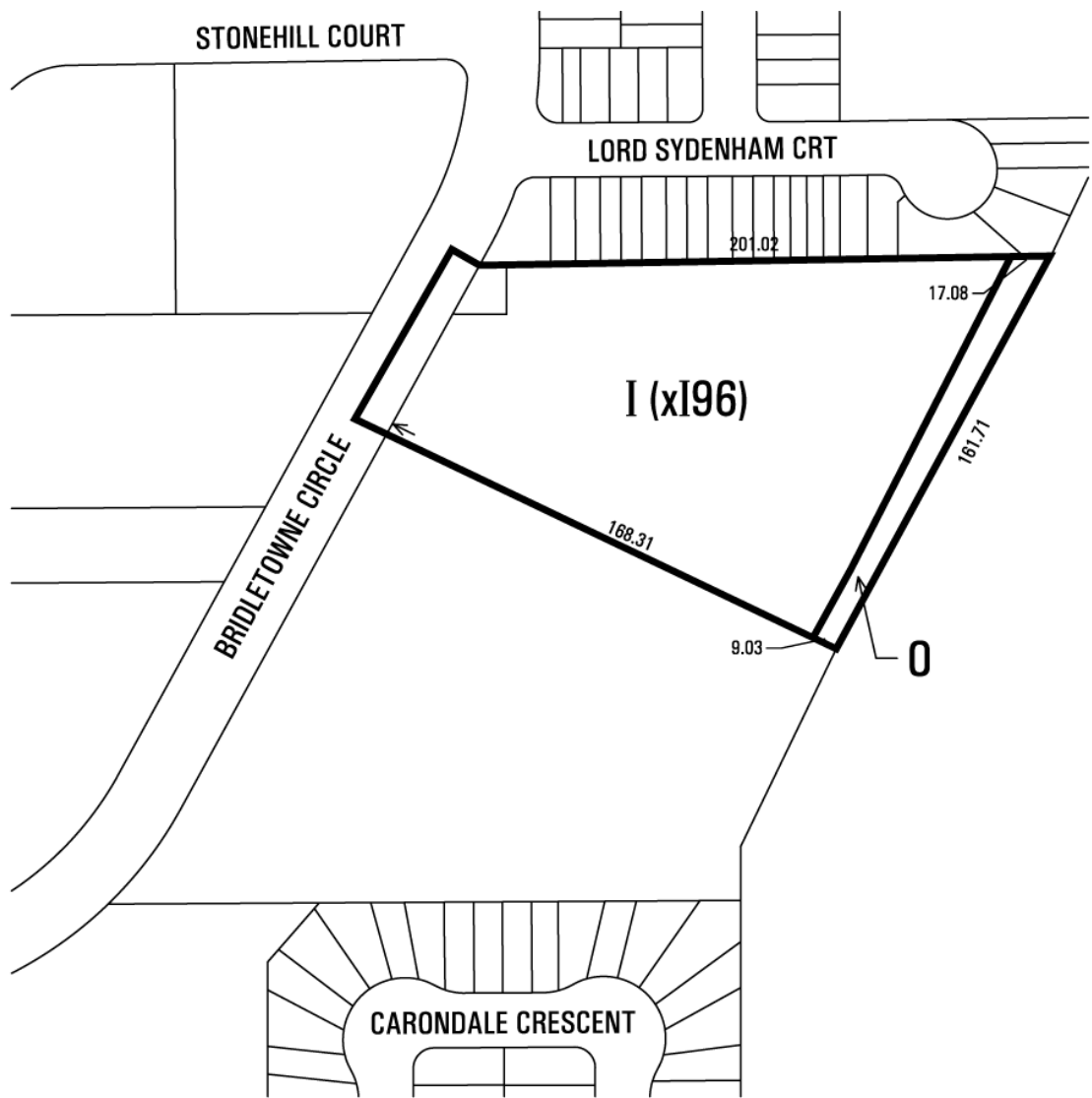
1251 Bridletowne Circle
File # 13 244451 ESC 40 02



Area Affected By This By-Law

Marshalling Yard Employment District
Not to Scale
5/6/2014



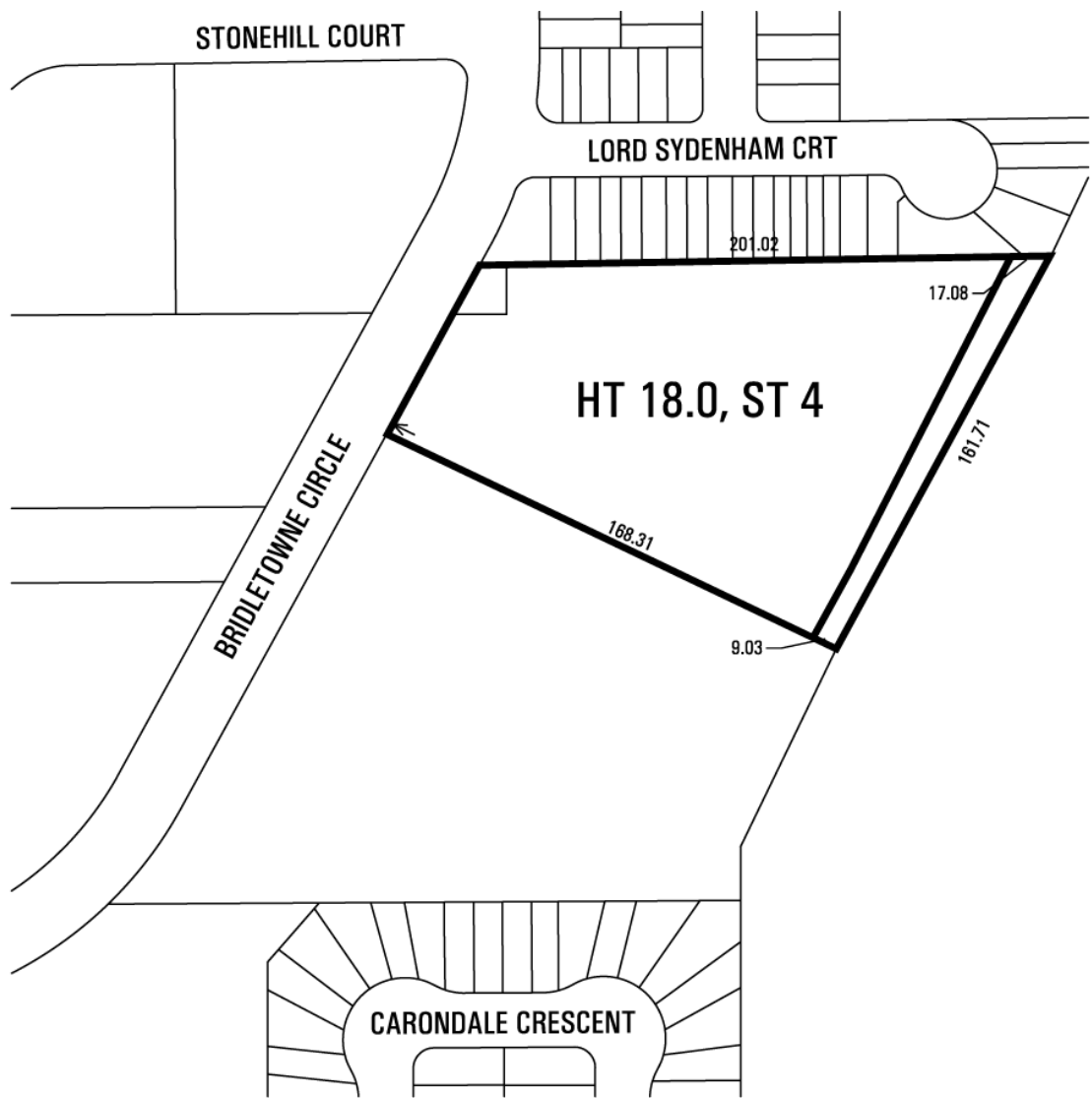


 **Toronto** City Planning
Division
Diagram 2

1251 Bridletowne Circle
File # 13 244451 ESC 40 02

 Area Affected By This By-Law

Marshalling Yard Employment District
Not to Scale
5/7/2014

Toronto City Planning
Division
Diagram 3

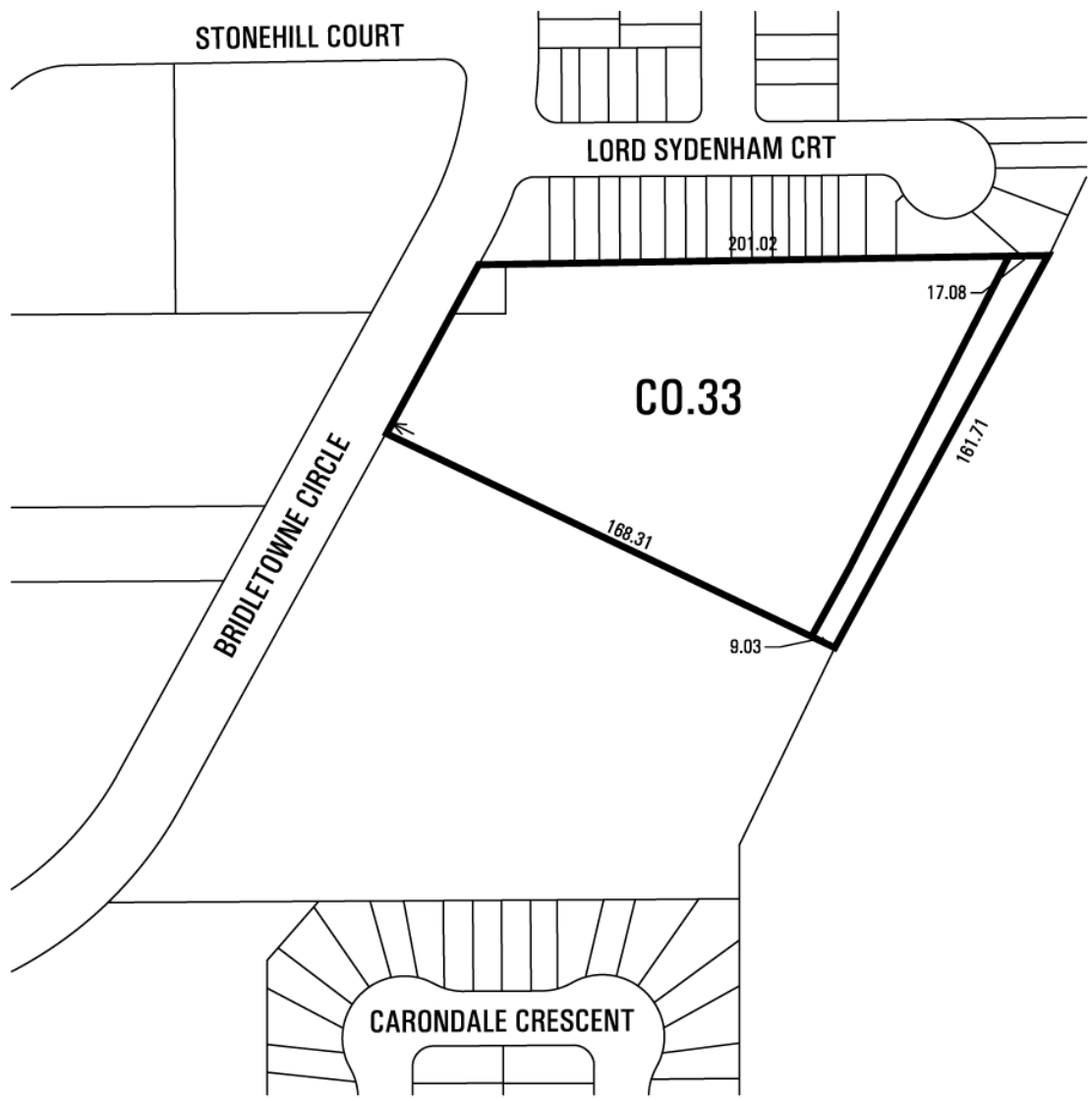
1251 Bridletowne Circle
File # 13 244451 ESC 40 0Z



Area Affected By This By-Law

Marshelling Yard Employment District
Not to Scale
5/6/2014









Diagram 4

City Planning Division

1251 Bridletowne Circle
File # 13 244451 ESC 40 0Z



Marshalling Yard Employment District
Not to Scale
5/6/2014

