SUMMARY

This application proposes to amend Site Specific Zoning By-law 640-2002 and Zoning By-law 438-86, as amended, and By-law 569-2013 respecting the West Campus of Branksome Hall at 1, 2, 3, 4, and 6 Elm Avenue in order to include two additional properties at 120 Mt. Pleasant Road and the former Elm Avenue. The proposed amendment will facilitate an improved loading area and the consolidation of waste collection at 6 Elm Avenue with the adjacent property at 120 Mt. Pleasant Road and the former Elm Avenue within the West Campus. All of the properties at 1, 2, 3, 4, 6, 10, 14 and 16 Elm Avenue, 120 and 125 Mt. Pleasant Road, and the former Elm Avenue are owned by Branksome Hall.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 640-2002, as amended, for the lands

Staff report for action – Final Report – 1, 2, 3, 4, 6, 10, 14 & 16 Elm Ave., 120 & 125 Mt. Pleasant Rd., and the former Elm Ave.
at 1, 2, 3, 4, 6, 10, 14 and 16 Elm Avenue, 120 and 125 Mt. Pleasant Road, and the former Elm Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 to the report dated July 16, 2014.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1, 2, 3, 4, 6, 10, 14 and 16 Elm Avenue, 120 and 125 Mt. Pleasant Road, and the former Elm Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 to the report dated July 16, 2014.

3. Before introducing the necessary Bills to City Council, City Council require the Owner to undertake in writing that upon the Zoning By-law becomes final and binding, that the Owner will withdraw their appeal of the lands subject to the City-wide Zoning By-law 569-2013.

4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
On April 9, 2014, the Toronto and East York Community Council considered a Preliminary Report dated March 5, 2014, from the Director, Community Planning, Toronto and East York District. Toronto and East York Community Council adopted the recommendations within that report and it can be found at: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE31.45

ISSUE BACKGROUND
Proposal
The Branksome Hall West and East School Campuses are municipally known as 1, 2, 3, 4, 6, 10, 14, 16 Elm Avenue and 125 Mt. Pleasant Road. The proposal pertains only to lands located in the West Campus, on the west side of Mt. Pleasant Road.

The proposal is for amendments to Site Specific Zoning By-law 640-2002 and Zoning By-law 438-86, as amended, to extend the boundary of the Site Specific Zoning By-law to include the properties at: 120 Mt. Pleasant Road and the former Elm Avenue. The property at 120 Mt. Pleasant Road is adjacent to the north boundary of the West Campus. The former Elm Avenue is located west of the signalized intersection at Mt. Pleasant Road, approximately mid block along the West Campus frontage.

In addition, the application requires amendments to the City wide Zoning By-law 569-2013 as it applies to 120 Mt. Pleasant Road, the former Elm Avenue and 6 Elm Avenue. The applicant has appealed Zoning By-law 569-2013. The purpose of the rezoning of the site is to permit the driveways at 6 Elm Avenue and 120 Mt. Pleasant Road to be merged,
thereby allowing an increase in the loading area from one to two spaces, and to allow for consolidated garbage handling. These matters will be addressed through the concurrent site plan application process.

At the time when the City wide Zoning By-law 569-2013 was in the process of coming into force and effect, the property at 6 Elm Avenue, the Athletic Wellness Centre was unable to be included into the by-law given that there was an active site plan application under review. Since May 2013, the site plan application has been approved by the City and the site is currently under construction. Therefore, the purpose for the amendment to the City wide Zoning By-law 569-2013 is to include the property in the by-law. Furthermore, once the property has been brought into the City wide zoning by-law, it is anticipated that the applicant will remove the current appeal related to the existing lands.

The ownership status and use of the two properties are as follows: the property at 120 Mt. Pleasant Road was purchased by Branksome Hall in January 2011 and is currently used to house the 'Dean of Residence'; and, the former Elm Avenue was purchased by Branksome Hall from the City in 2006 to provide vehicular access within the site. No changes to the student enrolment are being proposed. The application originally included a request to include a third property at 20 Meredith Crescent that is the school principal's residence. However, following a community consultation meeting on March 26, 2014, members of the public requested that the applicant remove that property from the application given that the property is to remain as a residential use and is not institutional. Following the public meeting, the applicant agreed to remove the property from the application.

**Site and Surrounding Area**

The Branksome Hall site has two school campuses known as the West and East Campuses which are physically separated by Mt. Pleasant Road. The subject site known as Branksome Hall's West Campus is located on the west side of Mt. Pleasant Road and south of Meredith Crescent. The West Campus is approximately 41,460 square metres in total area, and has an irregular triangular shape. The site extends approximately 244 metres along Mt. Pleasant Road, 290 metres along Rosedale Valley Road, and 272 metres along the Park Road, and north to 120 Mt. Pleasant Road. The site is occupied by a series of academic and related institutional buildings at 1, 2, 3, 4, and 6 Elm Avenue. The East Campus is located at 10, 14 and 16 Elm Avenue and 125 Mt. Pleasant Road. Refer to Attachment 1.

Surrounding uses include:

North: of Branksome Hall's West Campus is an area of single and semi-detached residential houses, one of which is the subject of this proposed Zoning By-law Amendment.

South: of the Branksome Hall's West Campus is Rosedale Valley Road, and further south are a series of office and residential apartment buildings along Bloor Street East.
East: on the north-east corner of Elm Avenue and Mt. Pleasant Road are Branksome Hall’s East Campus buildings. An overhead pedestrian bridge connects the East and West Campuses across Mt. Pleasant Road. On the south-east corner are grade-related houses and low-rise apartment buildings.

West: on Park Road are detached houses and a low-rise apartment building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 which sets out policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of the 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 to conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated as Neighbourhoods in the Official Plan Map 17 – Land Use Plan. Neighbourhoods are considered to be physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses and walk-up apartments that are no higher than four storeys. The Official Plan states that low scale local institutions such as schools play an important role in the rhythm of daily life in Neighbourhoods. In addition, the Official Plan anticipates that schools will provide open space for outdoor student activities and landscaping and will be designed and operated to limit noise, privacy and traffic impacts on neighbouring residents (Section 4.1.1). A south portion of the site is designated Natural Areas which are lands that will be maintained primarily in a natural state (Section 4.3.3).

The proposal is located just beyond the northern boundary of the Downtown on Map 2 – Urban Structure of the Official Plan.

The Toronto Official Plan is available on the City's website at: www.toronto.ca/planning/official_plan/introduction.htm

Zoning

The West Campus lands are subject to Zoning By-law 569-2013 except for the property at 6 Elm Avenue. Site Specific Zoning By-law 640-2002, and Zoning By-law 438-86, as amended, prevail over the West Campus lands and allow for a range of uses such as
private academic, philanthropic or religious school and accessory uses, and a maximum density of 0.6 times the area of the lot.

The properties at 120 Mt. Pleasant Road and the former Elm Avenue are subject to Zoning By-law 569-2013 and zoned 'RD' which permits detached residential dwellings, and a maximum density of 0.6 times the area of the lot. These two properties are also subject to an 'R1' designation under Zoning By-law 438-86, as amended, which permits detached dwellings, and a maximum density of 0.6 times the area of the lot. The property at 6 Elm Avenue, where an Athletic and Wellness Centre is under construction, is governed by Site Specific Zoning By-law 640-2002 and Zoning By-law 438-86, as amended. Refer to Attachment 2.

**Site Plan Control**
The applicant has submitted a Site Plan Application that is currently being reviewed by City staff and agencies under File No.: 13 281208 STE 27 SA.

**Reasons for Application**
The reason for the application is to amend the Site Specific Zoning By-law 640-2002 and Zoning By-law 438-86, as amended, to include two additional properties at 120 Mt. Pleasant Road and the former Elm Avenue. The proposal also requires an amendment to Zoning By-law 569-2013. The area of non-compliance is identified with respect to the location of vehicular parking for the property at 120 Mt. Pleasant Road. No new buildings are proposed on these properties as part of the application.

**Community Consultation**
A community consultation meeting was held on March 26, 2014 with approximately 15 members of the public, the applicant and their consultants, Planning staff and the Ward Councillor.

Comments and issues raised by the residents in attendance at the meeting as well as comments received by Planning staff subsequent to the meeting, have been discussed with the applicant and revisions to the original application were made subsequently.

Questions and/or concerns expressed by community residents included:

- traffic congestion along Elm Avenue during the morning and afternoon student drop off and pickup times;
- the inappropriateness of institutional zoning for the property at 20 Meredith Crescent, as it would create a negative impact to the character of the neighbourhood and property values;
- is there a benefit to the neighbourhood for the inclusion of 20 Meredith Crescent into the proposal, and will the property be exempt from residential zoning requirements;
- the proposal should exclude 20 Meredith Crescent from the application;
- the traffic, trip generation, noise and visual impacts generated by the loading and waste activities and the range of hours to allow these activities;
- will there be restrictions and limitations placed on the loading and waste related activities in a by-law;
- is there an opportunity to stop the expansion of the waste handling and loading driveway proposal;
- will there be left hand turn restrictions for the loading area;
- a desire for the current condition to remain;
- more details needed on how the waste handling and loading will impact residents;
- why does Elm Avenue have to deal with all of the negative issues, instead, can this activity be spaced out;
- concern for whether the retaining wall will be screened and what is the proposed height; and
- residents have been inconvenienced by the construction of the Athletic and Wellness Centre, this application represents a further inconvenience for the neighbourhood.

In response to resident comments made following the Community Consultation meeting, the applicant removed the application for the inclusion of the school principal's residence at 20 Meredith Crescent from the application.

Comments were also received from members of the public in writing, by e-mail and in person following the public meeting expressing similar concerns to those noted above.

**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 proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

**Land Use**

The property at 120 Mt. Pleasant Road is currently used as a residence for Branksome Hall's 'Dean of Residence'. On January 11, 2012, Branksome Hall was granted approval at the Committee of Adjustment to convert the existing single family dwelling into a building containing private academic institutional uses. The former Elm Avenue road is proposed to maintain the same use. Both of these uses are consistent with the Official Plan Neighbourhoods designation.
Heritage Preservation
The site is located within the South Rosedale Heritage Conservation District (By-law No. 115-2003). The applicant submitted reports by E.R.A. Architects Inc. dated December 5, 2013 and revised on May 12, 2014 to evaluate any potential impacts with the inclusion of the proposed properties at 120 Mt. Pleasant Road and the former Elm Avenue into the Branksome Hall's existing campus zoning boundary. Heritage Preservation Services staff have reviewed the current proposal and are satisfied with the proposal.

Issues
The proposed zoning by-law amendment application to include two properties is consistent with the Neighbourhood policies of the Official Plan as well as, there are no outstanding issues related to this application. The proposal is also subject to site plan approval which will ensure that, among other matters, the site loading and handling of waste activities and landscaping matters can be appropriately secured to meet the objectives of the Official Plan.

CONTACT
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Fax No. (416) 392-1330
E-mail: dsilver2@toronto.ca

SIGNATURE

_______________________________
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2014\Cluster B\pln\TEYCC\20680186009.doc) - smc

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Draft Zoning By-law
Attachment 4: Application Data Sheet
1, 2, 3, 4, 6, 10, 14, 16 Elm Avenue, 120 & 125 Mt. Pleasant Rd., and the former Elm Ave.
Attachment 2: Zoning

1,2,3,4,6,10,14 & 16 Elm Avenue, 120 & 125 Mt. Pleasant Road and the former Elm Avenue

Staff report for action – Final Report – 1, 2, 3, 4, 6, 10, 14 & 16 Elm Ave., 120 & 125 Mt. Pleasant Rd., and the former Elm Ave.
Attachment 3: Draft Zoning By-law

Authority: Toronto and East York 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 Zoning By-law No. 640-2002, as amended, with respect to the lands municipally known as, 1, 2, 3, 4, 6, 10, 14 & 16 Elm Avenue, 120 & 125 Mt. Pleasant Road and the Former Elm Avenue.

To amend City of Toronto Zoning By-law 569-2013 with respect to the lands municipally known as, 1, 2, 3, 4, 6, 10, 14 & 16 Elm Avenue, 120 & 125 Mt. Pleasant Road and the Former Elm Avenue.

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 enacts:

1. By-law 640-2002 is amended as follows:

   (1) Plan 1A is deleted, and replaced with Plan 1A attached hereto and forming part of this by-law.

   (2) Plan 2A is deleted, and replaced with Plan 2A attached hereto and forming part of this by-law.

   (3) Plan 3A is deleted, and replaced with Plan 3A attached hereto and forming part of this by-law.

   (4) Subsection 1(7) is amended by replacing the number "124" with "125".

2. By-law 569-2013 is amended as follows:

   (1) Exception 900.3.10(1444) is amended by deleting under the heading 'Prevailing By-laws and Prevailing Sections', the text in subsection (B) in its entirety and replacing it with the following so that it reads;

Staff report for action – Final Report – 1, 2, 3, 4, 6, 10, 14 & 16 Elm Ave., 120 & 125 Mt. Pleasant Rd., and the former Elm Ave.
(B) On 1, 2, 3, 4, & 6 Elm Avenue, 120 Mt. Pleasant Road and the Former Elm Avenue, former City of Toronto by-laws 21707, 22700, 1-68, 250-70 and City of Toronto by-law 640-2002.

(2) Exception 900.3.10(1445) is amended by deleting under the heading 'Prevailing By-laws and Prevailing Sections', the text in subsection (B) in its entirety and replacing it with the following so that it reads;

(B) On 10, 14 & 16 Elm Avenue and 125 Mt. Pleasant Road former City of Toronto by-laws 21707, 22700, 1-68, 250-70 and City of Toronto by-law 640-2002.

(3) Exception 900.3.10(1435) is amended by deleting under the heading 'Prevailing By-laws and Prevailing Sections', subsection (E) in its entirety, and subsection (F) and subsection (G) are reassigned as subsection (E) and subsection (F) respectively.

(4) Exception 900.3.10(1444) under the heading 'Site Specific Provisions' is amended by adding a new subsection (I) so that it reads;

(I) On 120 Mt. Pleasant Road, despite regulation 10.5.80.10.(3), one parking space may be in the front yard.

(5) Zoning By-law No. 569-2013, as amended, is further amended by:

(i) adding the lands subject to this By-law and outlined by heavy black lines to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RD (f 15.0, d 0.6) (x1444) for the lands known as 6 Elm Avenue in 2014, as shown on Diagram 1 attached to this By-law; and

(ii) amending the land subject to this By-law and outlined by heavy black lines to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RD (f 15.0, d 0.6) (x1444), for the land known as 120 Mt. Pleasant Road, as shown on Diagram 1.

(6) Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law and outlined by heavy black lines to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 10.0, as shown on Diagram 1 attached to this Bylaw; and

(7) Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law and outlined by heavy black lines, as shown on Diagram 1 attached to this Bylaw, to the Policy Areas Overlay Map in
Section 995.10.1, to the Lot Coverage Overlay Map in Section 995.30.1, and to the Rooming House Overlay Map in Section 995.40.1.

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

ROB FORD,                           ULLI S. WATKISS,
Mayor                               City Clerk

(Corporate Seal)
NOTE: Survey information from Compiled Topographic Plan by MMM Geomatic Ontario Ltd., Ontario Land Surveyors, drawing number 2009302-005 dated January 9, 2012. All dimensions in metres.
Staff report for action – Final Report – 1, 2, 3, 4, 6, 10, 14 & 16 Elm Ave., 120 & 125 Mt. Pleasant Rd., and the former Elm Ave.
Staff report for action – Final Report – 1, 2, 3, 4, 6, 10, 14 & 16 Elm Ave., 120 & 125 Mt. Pleasant Rd., and the former Elm Ave.
Staff report for action – Final Report – 1, 2, 3, 4, 6, 10, 14 & 16 Elm Ave., 120 & 125 Mt. Pleasant Rd., and the former Elm Ave.
Attachment 4: Application Data Sheet

Application Type: Rezoning  Application Number: 13 281206 STE 27 OZ
Details: Rezoning, Standard  Application Date: December 24, 2013
Municipal Address: 1, 2, 3, 4, 6, 10, 14 & 16 Elm Avenue, 120 & 125 Mt. Pleasant Road and the former Elm Avenue.
Location Description: PLAN 329 PT LOT 15 PT CLSD ST AND RP66R22510 PARTS 1 AND 2 **GRID S2704
Project Description: To extend the zoning boundary for the West Campus to the abutting properties known as 120 Mount Pleasant Road and the former Elm Avenue.

Applicant: Dentons Canada LLP  Agent: Same as applicant  Architect: MJMA  Owner: Branksome Hall

PLANNING CONTROLS
Official Plan Designation: Neighbourhoods  Site Specific Provision: Y
Zoning: R1 Z0.6  Historical Status: Y
Height Limit (m): 12.0  Site Plan Control Area: Y

PROJECT INFORMATION
Site Area (sq. m): 41460  Height: Storeys: 2.5
Frontage (m): 244  Metres: 13.8
Depth (m): 0
Total Ground Floor Area (sq. m): 5720
Total Residential GFA (sq. m): 0  Parking Spaces: 64
Total Non-Residential GFA (sq. m): 15028  Loading Docks 2
Total GFA (sq. m): 15028
Lot Coverage Ratio (%): 0.14
Floor Space Index: 0.36

DWELLING UNITS FLOOR AREA BREAKDOWN (upon project completion)

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CONTACT: PLANNER NAME: Diane Silver, Planner  TELEPHONE: (416) 397-4648  Email: dsilver2@toronto.ca