

**2100-2122 Bridletowne Circle - Zoning By-law  
Amendment Application- Preliminary Report**

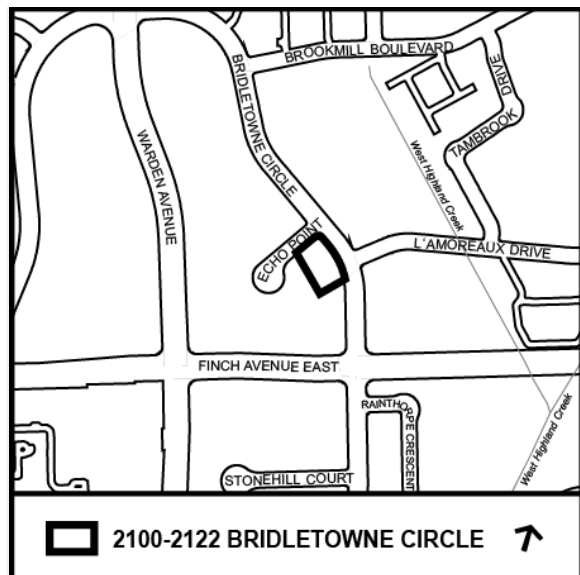
<b>Date:</b>	April 13, 2016
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 39 – Scarborough-Agincourt
<b>Reference Number:</b>	16 117808 ESC 39 OZ

**SUMMARY**

This application proposes to permit a 60-unit residential stacked townhouse development in three townhouse blocks at 2100-2122 Bridletowne Circle. The proposal would consist of 12 ground floor residential units and 48 back-to-back multi-storey residential units stacked above the ground floor. The existing commercial plaza on the site is to be demolished.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application should proceed through the normal planning process including the scheduling of a community consultation meeting. A final report would be prepared and a public meeting will be scheduled once the issues raised during the review of the development proposal have been satisfactorily addressed.



## RECOMMENDATIONS

---

### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at [2100-2122 Bridletowne Circle](#) together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

The 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. The Finch Warden Revitalization Study Area includes sites fronting on, or in close proximity to Finch Avenue East between Victoria Park Avenue and Birchmount Avenue which are designated *Mixed Use Areas* in the Official Plan and have the potential for redevelopment or intensification. Specific attention was paid to the existing context to determine appropriate densities, heights as well as to identify improvements to parks, transportation, community and social service infrastructure for all segments of the population. Attachment 6: Finch Warden Revitalization Study Area shows the Revitalization Study area and the subject site.

The Finch Warden Revitalization Study can be found at:

<http://www.toronto.ca/legdocs/mmis/2010/sc/bgrd/backgroundfile-32292.pdf>

The Finch Warden Revitalization Study Area is included as Site and Area Specific Policy 347 (SASP 347) in the Official Plan. The intent of SASP 347 is to support private and public investment in the renewal of the area. The subject site is located within the boundaries of the Finch Warden Revitalization Study Area. However, the land use designation of the site is *Apartment Neighbourhoods* and not *Mixed Use Areas* in the Official Plan. As such, the site is not shown as a potential development site under the Finch Warden Revitalization Study. SASP 347 includes Council adopted Urban Design Guidelines which are contained within Chapter 5 of the Finch Warden Revitalization Study that provide detailed guidance on the design and organization of the built environment within the Revitalization Area. The guidelines provide recommendations on site planning, building massing and design as well as public realm improvements. SASP 347 requires consideration of these guidelines during the review of development applications within the Site and Area Specific Policy Area.

## **Pre-Application Consultation**

Preliminary meetings were held with the applicant and City Planning staff to discuss the proposal prior to the development application being submitted. A pre-application consultation checklist detailing complete application submission requirements was forwarded to the applicant on December 9, 2015 to assist in the submission of the rezoning application.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes to demolish the existing one-storey, nine unit commercial plaza on the site in order to permit three stacked townhouse blocks containing 60 residential units on the lands. Townhouse Blocks 'A', 'B' and 'C' would contain 12 ground floor residential units and 48 back-to-back multi-storey residential units stacked above the ground floor. The total gross floor area proposed for this townhouse development is 6,410 square metres (69,000 sq. ft.). The density or relationship between the proposed gross floor area and lot area is 1.58 FSI (Floor Space Index). The maximum building height proposed is 12.8 metres (42 ft.).

Attachment 1: Site Plan and Attachment 2: Ground Floor Plan shows the location of the proposed townhouse blocks, pedestrian corridors to access dwelling units and parking, driveways and surface parking areas of the development proposal.

#### Townhouse Block 'A'

Townhouse Block 'A' would be located along the Bridletowne Circle property frontage and would contain 40 dwelling units. Block 'A' would contain 8 ground level two bedroom units in the front portion of the townhouse block. Sixteen, 2-storey two bedroom units would be stacked above the ground floor units. Sixteen, 3-storey three bedroom units would be stacked above the surface parking contained within the rear of the building. Roof top terraces are proposed for the front and rear facing multi-storey residential units of this block.

Attachment 4: Building Section shows the cross-section through Townhouse Block 'A'. The proposed townhouse units would have direct street access at grade through gated access corridors. The corridors would also be accessible from the rear parking area. The corridors would provide pedestrian access to the ground floor units and pedestrian access to separate stairwells to the upper-level back-to-back townhouse units.

#### Townhouse Block 'B'

Townhouse Block 'B' adjacent to Echo Point road would contain 11 dwelling units. Three, ground floor residential dwelling units are proposed. Four, 2-storey two bedroom townhouse units facing Echo Point road would be located above the ground floor units. The rear part of this townhouse block would contain four, 3-storey three bedroom units above the surface parking contained within the building. Pedestrian corridor access to dwelling units and parking would be the same as in Townhouse Block 'A'.

### Townhouse Block 'C'

Townhouse Block 'C' proposed to face the south property boundary would contain 9 dwelling units. One, two bedroom unit and two garbage storage areas and mechanical rooms would be located on the ground floor. Four, 2-storey two bedroom townhouse units facing the south property boundary are proposed to be stacked above the ground floor. The part of Townhouse Block 'C' facing the interior of the site would contain four, 3-storey three bedroom townhouse units stacked above the surface parking within the building.

Both Townhouse Blocks 'B' and 'C' would have second floor terraces extending from the rear of the inward facing multi-storey units. Roof top terraces would be proposed for the outward facing multi-storey units. Similar pedestrian corridor access to dwelling units and parking as in the other proposed townhouse blocks would also occur in Townhouse Block 'C'.

Vehicular access to the site would be from Bridletowne Circle and Echo Point road. The Echo Point and Bridletowne Circle driveways would be used for access to resident parking. The driveway from Bridletowne Circle would also be used for garbage removal and fire route access. A large loading space would be located on the southerly driveway from Bridletowne Circle near Townhouse Block 'C'.

A total of 75 surface vehicle parking spaces are proposed. Some parking spaces for the proposed townhouse blocks would be located within the proposed buildings and other surface parking spaces would be located outside of the townhouse blocks under decorative trellises. The proposal does not identify the amount or location of visitor parking spaces.

In addition to the two garbage storage rooms contained in Townhouse Block 'C', a third smaller garbage room would be located at the north boundary of the site, beside the Echo Point driveway access.

A summary of the proposed development is detailed in Attachment 9: Application Data Sheet.

### **Site and Surrounding Area**

The site is located at the southwest corner of Bridletowne Circle and Echo Point road, north of Finch Avenue East. The site has a curved lot frontage along Bridletowne Circle of approximately 77 metres (253 ft.) and a lot depth of approximately 46 metres (151 ft.). The site's lot frontage along Echo Point road is approximately 40 metres (131 ft.). The site area is 0.405 hectares (1 ac.). The lands are almost rectangular in shape and generally flat. A one-storey commercial plaza is situated on the site.

The site currently has vehicular access from both Bridletowne Circle and Echo Point road. Attachment 8: Site Context Image shows the development proposal within the area

to the northeast of the Finch Avenue East and Warden Avenue intersection. This context image was submitted by the applicant with the rezoning application.

The surrounding uses are as follows:

North: A one-storey place of worship building with associated surface parking and apartment buildings across Echo Point road and Bridletowne Park across Bridletowne Circle;

South: An apartment building with related outdoor recreational amenities;

East: Across Bridletowne Circle are 2-storey semi-detached homes fronting onto L'Amoreaux Drive and a townhouse complex; and

West: An apartment building.

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

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS provides for planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. The PPS also ensures that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. 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 by the *Planning Act*, 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 lands are designated *Apartment Neighbourhoods* on Map 19 – Land Use Plan in the Official Plan. *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

The Official Plan seeks to ensure that residents of *Apartment Neighbourhoods* have a high quality urban environment, safety, quality services and residential amenities. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*. Townhouses are permitted in the *Neighbourhoods* land use designation. Attachment 5: Official Plan shows the *Apartment Neighbourhoods* land use designation for the site.

Significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, the Official Plan recognizes that opportunities for additional infill development on underutilized sites exist in the City and the Plan includes criteria to evaluate these situations. The criteria that will be used to evaluate development in *Apartment Neighbourhoods* in this case are set out in Policy 4.2.2 and include the following considerations:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*; adequately limiting shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes; frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors and locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development, and providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

The development proposal will also be evaluated for conformity with the Healthy Neighbourhoods policies of the Official Plan. Healthy Neighbourhoods Policy 2.3.1.1 considers *Neighbourhoods* and *Apartment Neighbourhoods* to be physically stable areas and that development within *Neighbourhoods* and *Apartment Neighbourhoods* will be consistent with this objective. Development will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

The Healthy Neighbourhoods policies identify that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will be compatible with those neighbourhoods, provide a gradual transition of scale and density through stepping down of buildings and setbacks, maintain adequate light and privacy for residents and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets.

The Built Form policies (Section 3.1.2) of the Official Plan seek to ensure that new development is located and organized to fit with its existing and/or planned context. New development should:

- frame and support streets, parks and open spaces to improve safety, pedestrian interest and casual views to these spaces from the development, preserve existing trees, as well as give prominence on a corner lot;
- provide ground floor uses that have views into and where possible, access to adjacent streets, parks and open spaces;
- locate and organize vehicle 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; and
- be massed and its exterior facade designed to fit harmoniously into its existing planned context and to provide amenity for adjacent streets and open spaces to make these areas attractive, comfortable and functional for pedestrians.

The Housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New Housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

This application will also be assessed for consistency with other relevant policies of the Official Plan, such as, Transportation.

The Toronto Official Plan is available on the City's website at: [www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm).

## **Zoning**

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law 569-2013. The new City-wide Zoning By-law is currently under appeal to the Ontario Municipal Board. The site is zoned Commercial Local CL 0.33 (x94) under City of Toronto Zoning By-law 569-2013. The CL zone does not permit residential uses. Only commercial uses are permitted.

The site is zoned Neighbourhood Commercial (NC) under the former City of Scarborough L'Amoreaux Community Zoning By-law No. 12466. The NC zone for the property is subject to certain performance standards and is also governed by Exception 24. The only uses permitted on the site under Exception 24 are: Domestic Retail uses, such as, the sale of food and soft drinks for consumption off the premises, the sale of household hardware and the sale of drugs, cosmetics, pharmaceuticals and tobaccos; Service Uses, such as, a barber shop and beauty parlour, business and professional office,

shoe repair shop, laundry and dry cleaning pick-ups and laundromats. Also market place signs are permitted under Exception 24. Residential uses are not permitted on the site under the NC zone. An amendment to the Neighbourhood Commercial zone is required. Attachment 7: Zoning shows the zoning for the site.

### **Site Plan Control**

The proposed development is subject to Site Plan Control approval. To date, a Site Plan Control approval application has not been submitted. Once the application is submitted, staff will have an opportunity to review matters such as grading, landscaping, street tree planting, building design and access in more detail.

### **Urban Design Guidelines for Infill Townhouses**

The City's Urban Design Guidelines for Infill Townhouses were approved by City Council in 2003. While the guidelines are not specific to stacked townhouse development, the guidelines do provide a framework that has applicability to the proposed stacked townhouses.

The stacked townhouse development proposal would be reviewed to ensure that the proposal is in keeping with the City's Infill Townhouse Design Guidelines on matters such as separation distances, relationship of buildings to grade and the public streets and streetscapes including tree planting.

### **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist report and Tree Preservation Plan were submitted with the application and are currently under review by City staff.

### **Reasons for the Application**

The Zoning By-laws do not permit residential uses on the site. Development standards related to the proposed stacked back-to-back townhouse development would be required, should this application be approved.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Tree Inventory and Assessment Report;
- Contaminated Site Assessment;
- Geotechnical Feasibility Report;
- Functional Servicing Report and Stormwater Management Report;
- Shadow Study;



- Traffic Operations Assessment; and
- Toronto Green Standards Checklist.

A Notification of Complete Application was issued on March 14, 2016.

### **Issues to be Resolved**

The application has been circulated to City Divisions and agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- conformity with relevant Official Plan policies and applicable provincial legislation;
- built form and physical context issues including appropriate density and massing of the buildings;
- consistency with the City's Infill Townhouse Design Guidelines;
- consistency with the Urban Design Guidelines contained within the Finch Warden Revitalization Study;
- site layout and organization and integration and transition in scale of the development within its existing and planned context;
- adequacy, appropriateness and location of outdoor amenity space;
- design of the buildings and its relationship to the public streets;
- appropriateness of access via gated corridors (Crime Prevention Through Environmental Design (CPTED) and functionality);
- building block design such as prominent and decorative main entrances on the building façade;
- appropriate pedestrian connections;
- assessment and location of on-site parking, including visitor parking and loading (at grade vs. below grade vs. enclosed integrated); and
- sufficient provision of large growing shade trees and appropriate soil volumes and tree replacement and protection.

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

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

## **CONTACT**

Greg Hobson-Garcia, Planner

Tel. No. (416) 396-5244

Fax No. (416) 396-4265

E-mail: ghobson@toronto.ca

## **SIGNATURE**

---

Paul Zuliani, Acting Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan

Attachment 2: Ground Floor Plan

Attachment 3: Elevations

Attachment 4: Building Section

Attachment 5: Official Plan

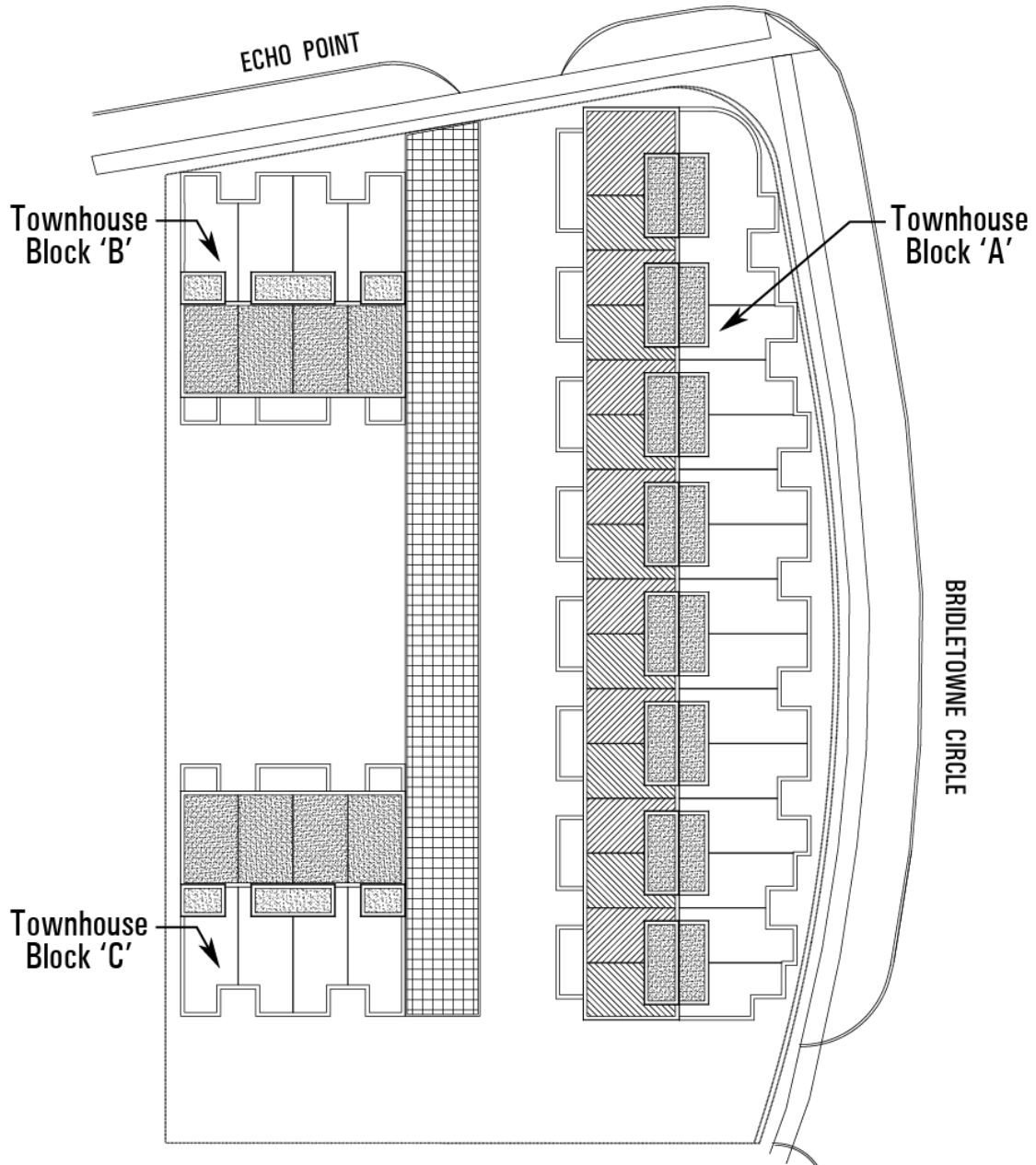
Attachment 6: Finch Warden Revitalization Study Area

Attachment 7: Zoning

Attachment 8: Site Context Image

Attachment 9: Application Data Sheet

**Attachment 1: Site Plan**



**Site Plan**

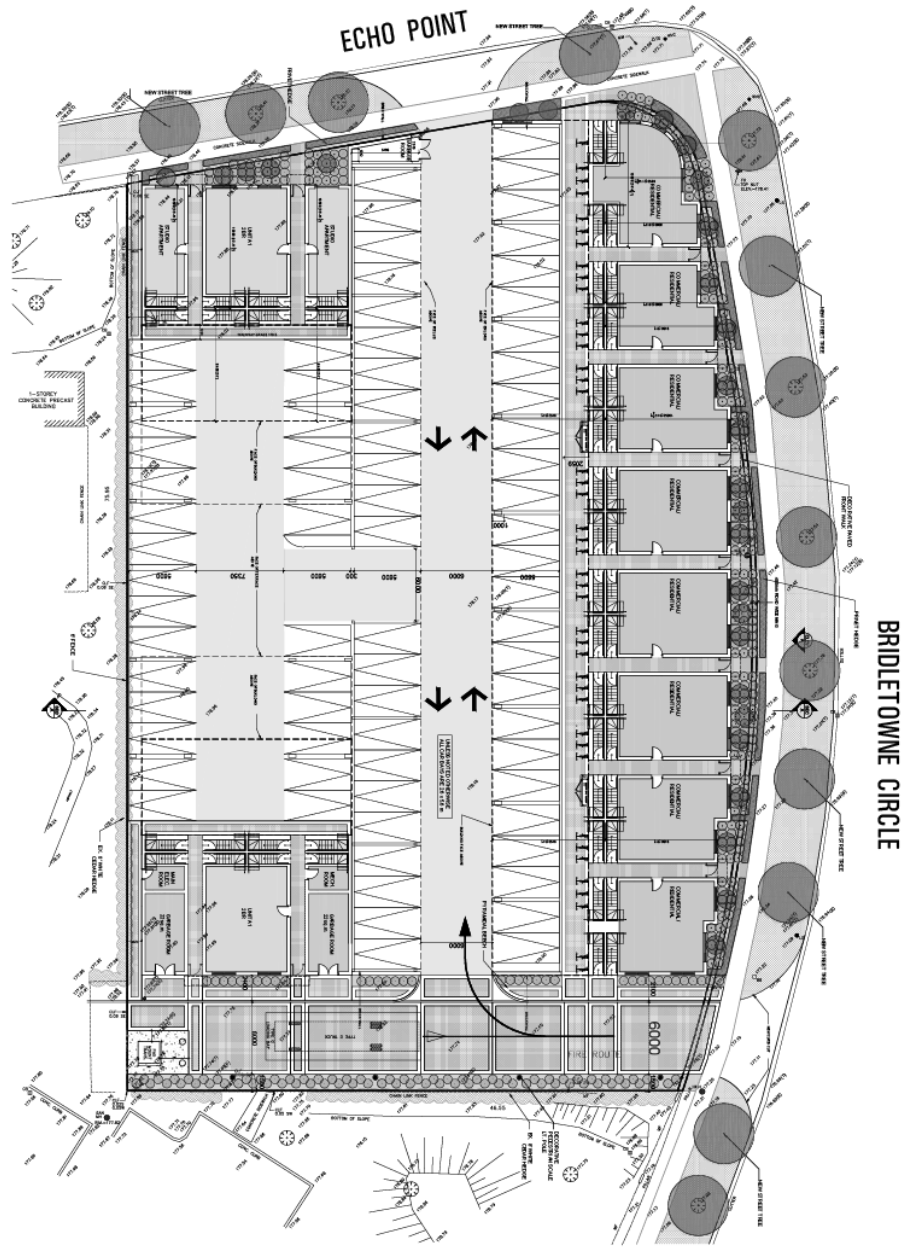
**2100-2122 Bridletowne Circle**

Applicant's Submitted Drawing

Not to Scale 

File # 16 117808 ESC 39 0Z

## Attachment 2: Ground Floor Plan



### Ground Floor Plan

Applicant's Submitted Drawing

Not to Scale 

04/05/16

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

### Attachment 3: Elevations



### Elevations

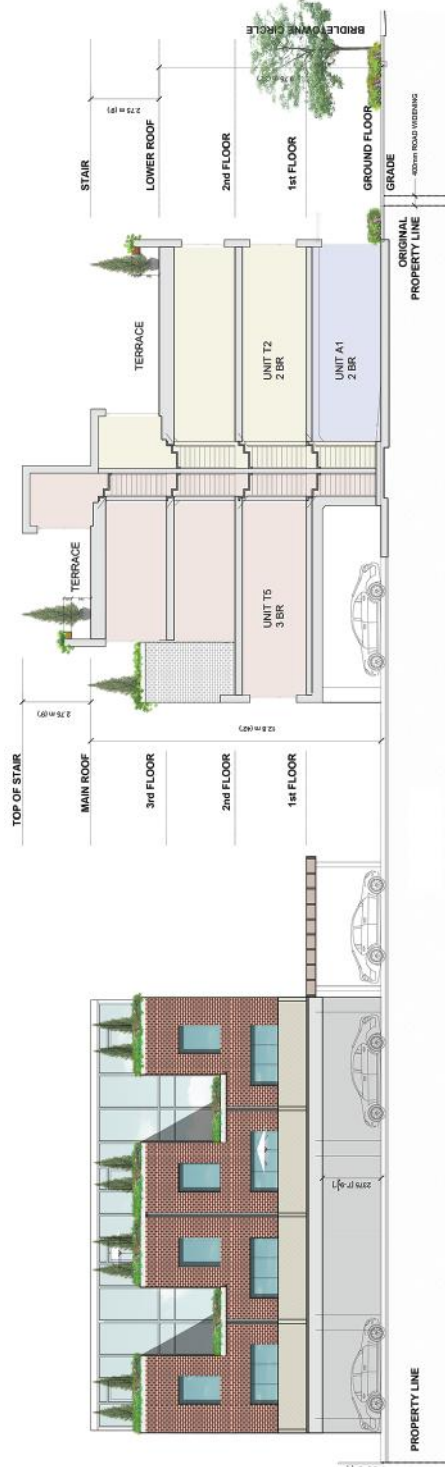
Applicant's Submitted Drawing

Not to Scale  
03/29/16

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

# Attachment 4: Building Section



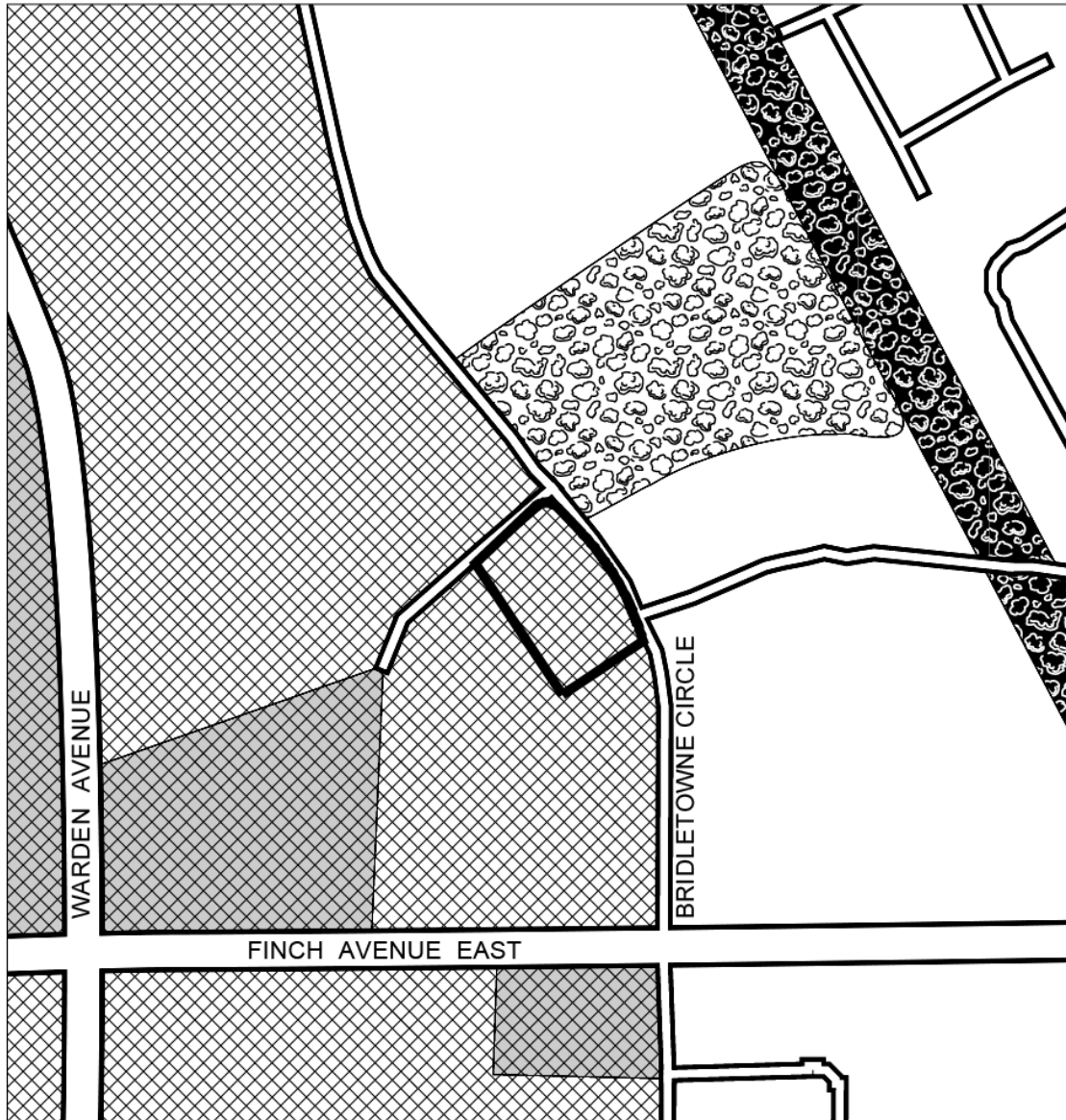
2100-2122 Bridletowne Circle

Sections  
Applicant's Submitted Drawing

Not to Scale  
04/01/16

File # 16 117808 ESC 39 0Z

## Attachment 5: Official Plan



**TORONTO** City Planning  
**Official Plan**

2100-2122 Bridletowne Circle

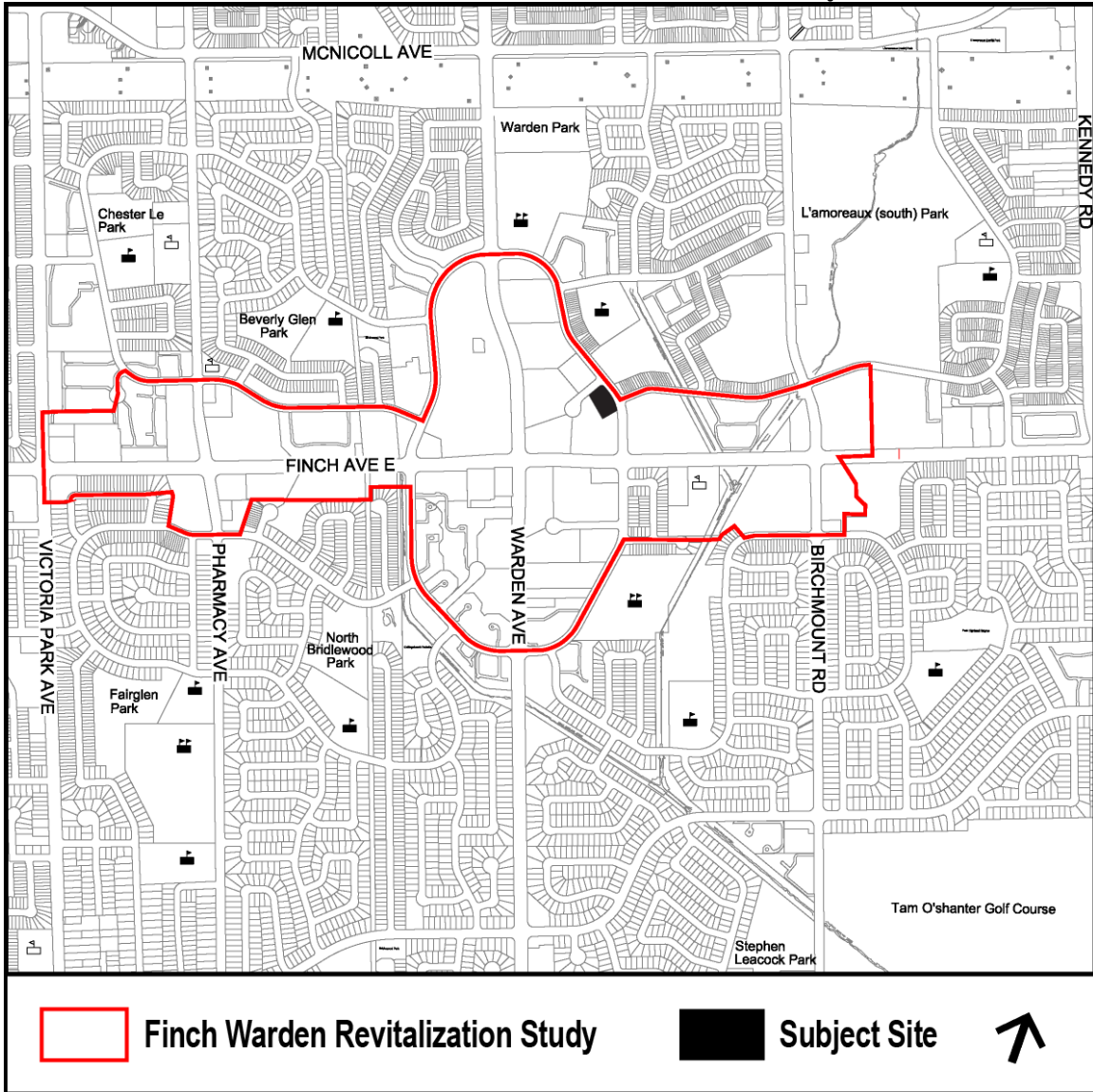
File # 16 117808 ESC 39 0Z



  
 Not to Scale  
 03/29/16

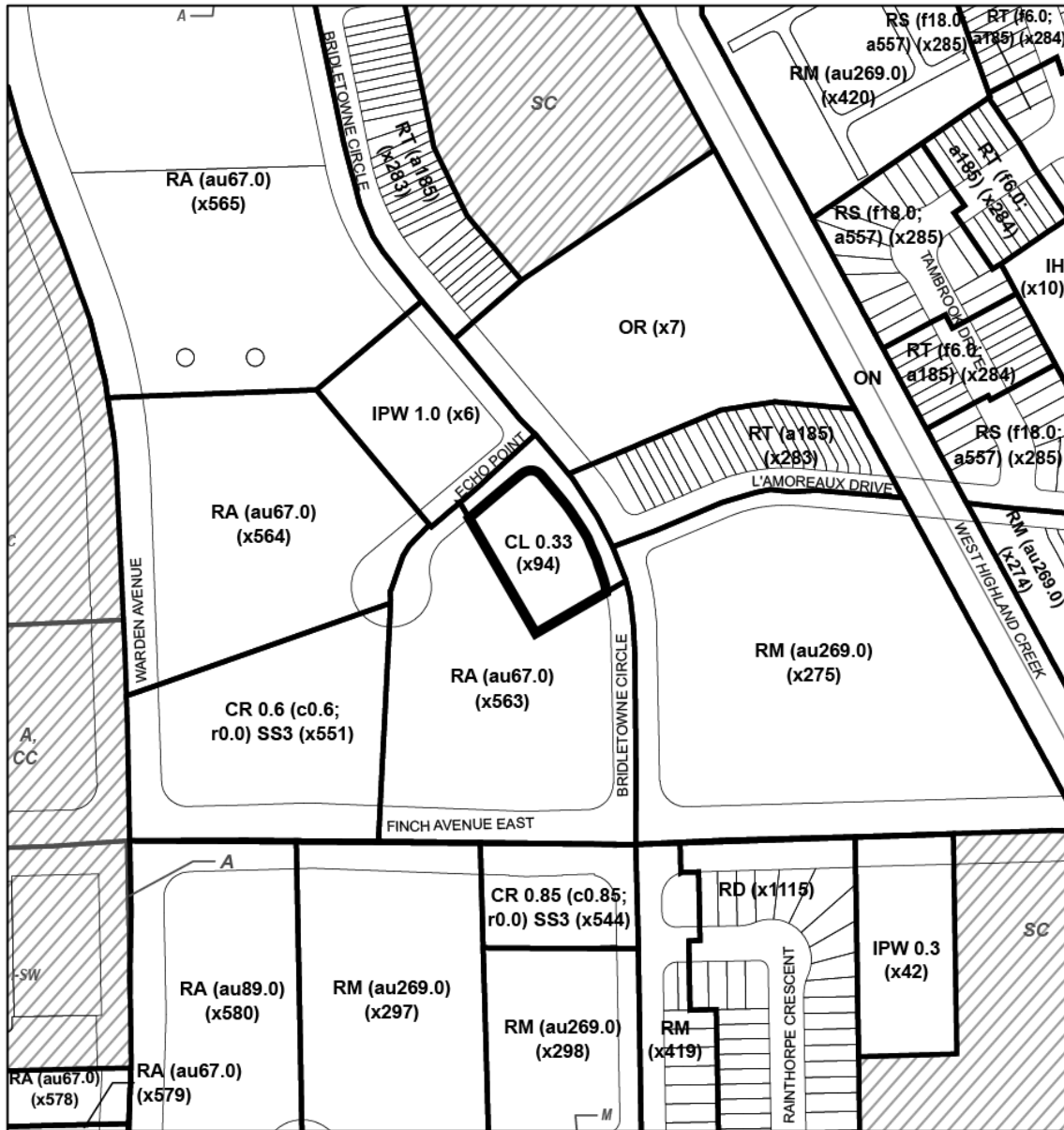


### Attachment 6: Finch Warden Revitalization Study Area





## Attachment 7: Zoning



**TORONTO** City Planning

**2100-2122 Bridletowne Circle**

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

File # 16 117808 ESC 39 02

Location of Application

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

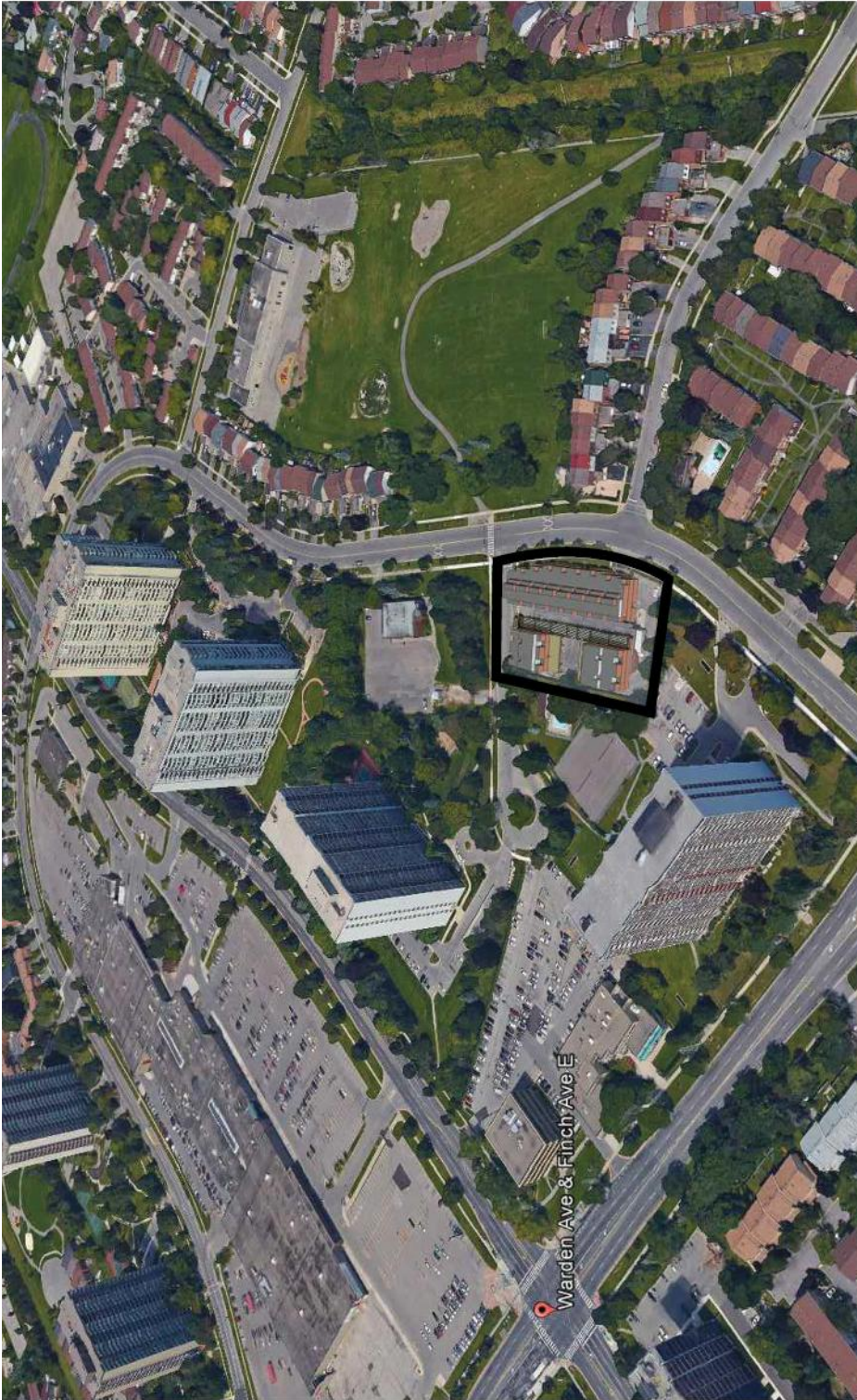
CL Commercial Local  
 CR Commercial Residential  
 IH Institutional Hospital  
 IPW Institutional Place of Worship  
 ON Open Space Natural  
 OR Open Space Recreation

See Former City of Scarborough  
 L'Amoreaux Community By-Law No. 12466

A Apartment Residential  
 CC Community Commercial  
 I-SW Institutional - Social Welfare  
 SC School

Not to Scale  
 Extracted: 03/29/2016

**Attachment 8: Site Context Image**



**2100-2122 Bridletowne Circle**

**Site Context Image**

Applicant's Submitted Drawing

Not to Scale  
04/07/16

**Subject Site**



File # 16 117808 ESC 39.0Z

## Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	16 117808 ESC 39 OZ
Details	Rezoning, Standard	Application Date:	February 18, 2016

Municipal Address: 2100-2122 BRIDLETOWNE CIRCLE  
 Location Description: PLAN 1430 BLK B \*\*GRID E3902  
 Project Description: This rezoning application is to permit the development of 60 stacked back-to-back townhouse units. The existing commercial plaza on the site is to be demolished.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC			ECHOBRI INC

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	347
Zoning:	Neighbourhood Commercial (12466), Commercial Local Zone	Historical Status:	N/A
Height Limit (m):	10	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	4,049.4	Height:	Storeys:	4	
Frontage (m):	77		Metres:	12.8	
Depth (m):	46				
Total Ground Floor Area (sq. m):	2,154				<b>Total</b>
Total Residential GFA (sq. m):	6,410		Parking Spaces:	75	
Total Non-Residential GFA (sq. m):	0		Loading Docks	1	
Total GFA (sq. m):	6,410				
Lot Coverage Ratio (%):	53.2				
Floor Space Index:	1.58				

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	2
1 Bedroom:	0
2 Bedroom:	34
3 + Bedroom:	24
Total Units:	60

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	6,410	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT: PLANNER NAME: Greg Hobson-Garcia, Planner**  
**TELEPHONE: (416) 396-5244**