

3300-3316 Ellesmere Rd

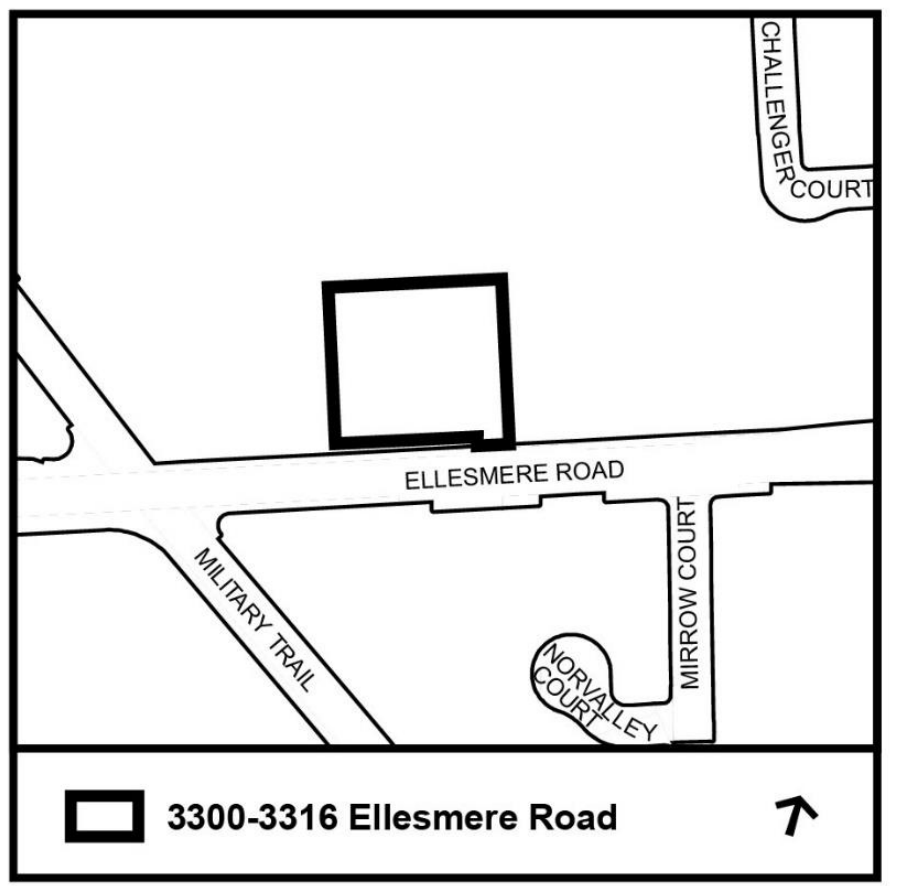
Zoning By-law Amendment Application 17 239225 ESC 44 OZ

UTSC Student Residence

Scarborough Community Council Public Meeting July 17, 2020



Site Location and Building Rendering

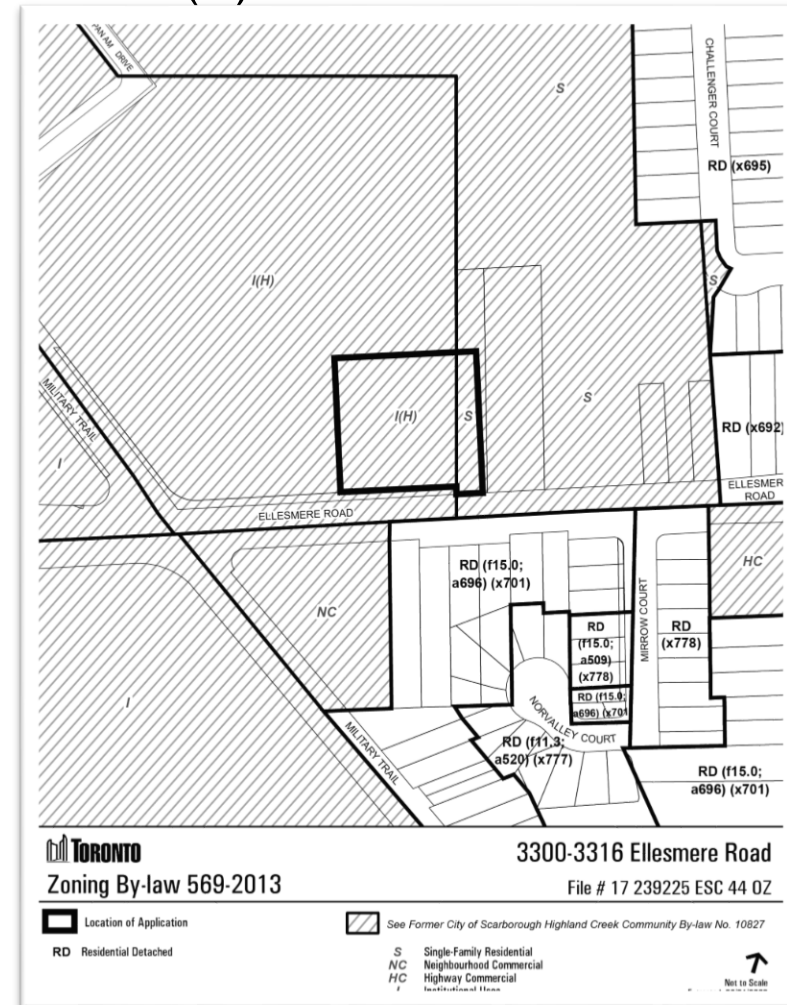
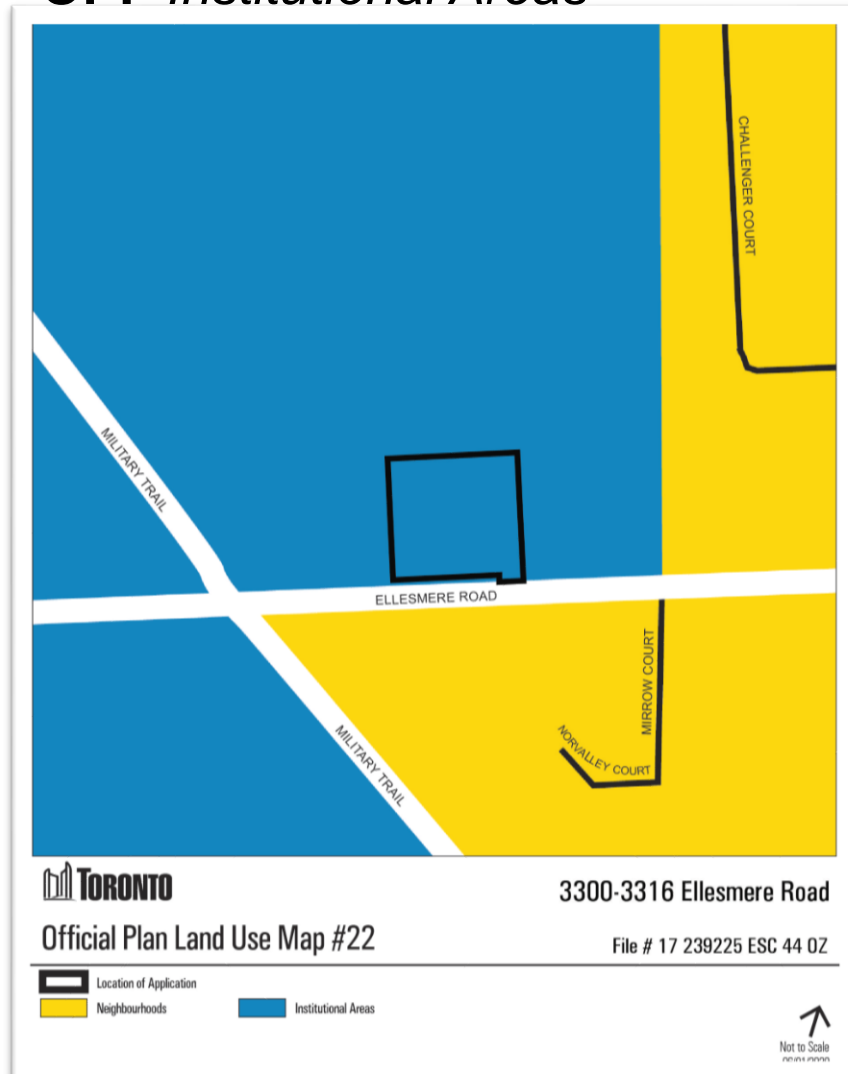


View from Ellesmere Road along realigned Military Trail (west façade) – Source: Core Architects, Handel Architects, LLP

Official Plan & Zoning

OP: *Institutional Areas*

Zoning: Institutional Uses (I) Zone with Holding Provision (H) and Single-Family Residential (S) Zone



Purpose of Zoning Amendment Application

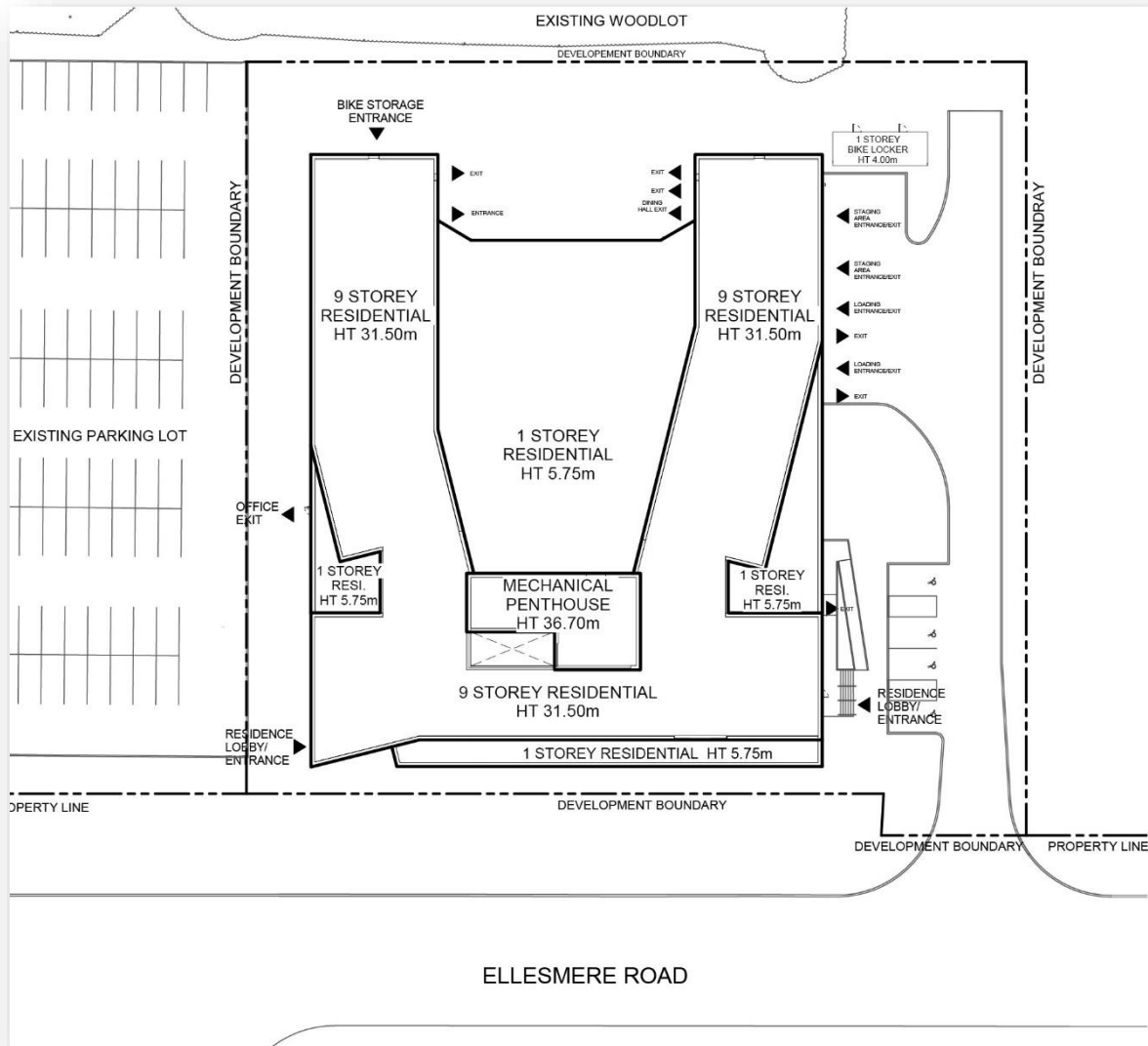
(1) Remove Holding Provision (H)

- Limited range of uses permitted prior to removal of (H)
- After (H) is removed:
 - All Institutional Uses (I) Zone uses
 - Max height: 5 storeys (excluding basements and mechanical penthouses)
 - Max GFA: 1.5 x area of parcel

(2) Amend Zoning

- Expand Institutional Uses (I) Zone to the east edge of the site, currently zoned Single-Family Residential (S) Zone
- Increase height permission to 33 m (9 storeys) excluding basements and mechanical penthouses and parapets
- Increase GFA permission to 26,000 m²
- Establish other specific performance standards for the proposed development
- Allow one dwelling unit (ancillary)

Proposed Plan and Details

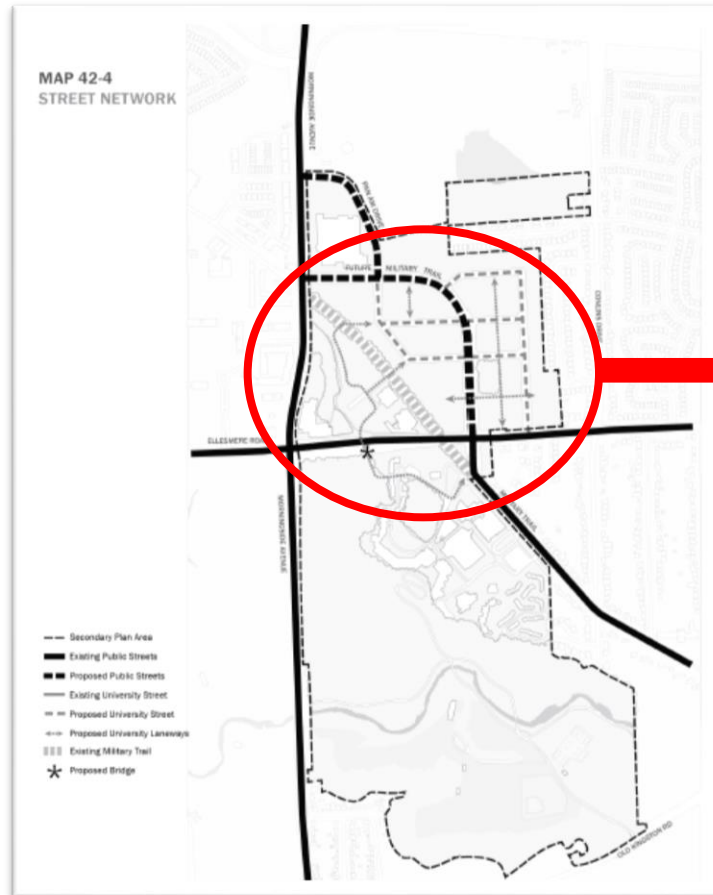


- Number of beds: ~750
- Height: 9 storeys; 32.5 metres
- GFA: 23,660 square metres
- Parking: 4 visitor on-site, 2,551 campus wide
- Bicycle parking: 120 spaces (90 Long Term; 30 Short Term)

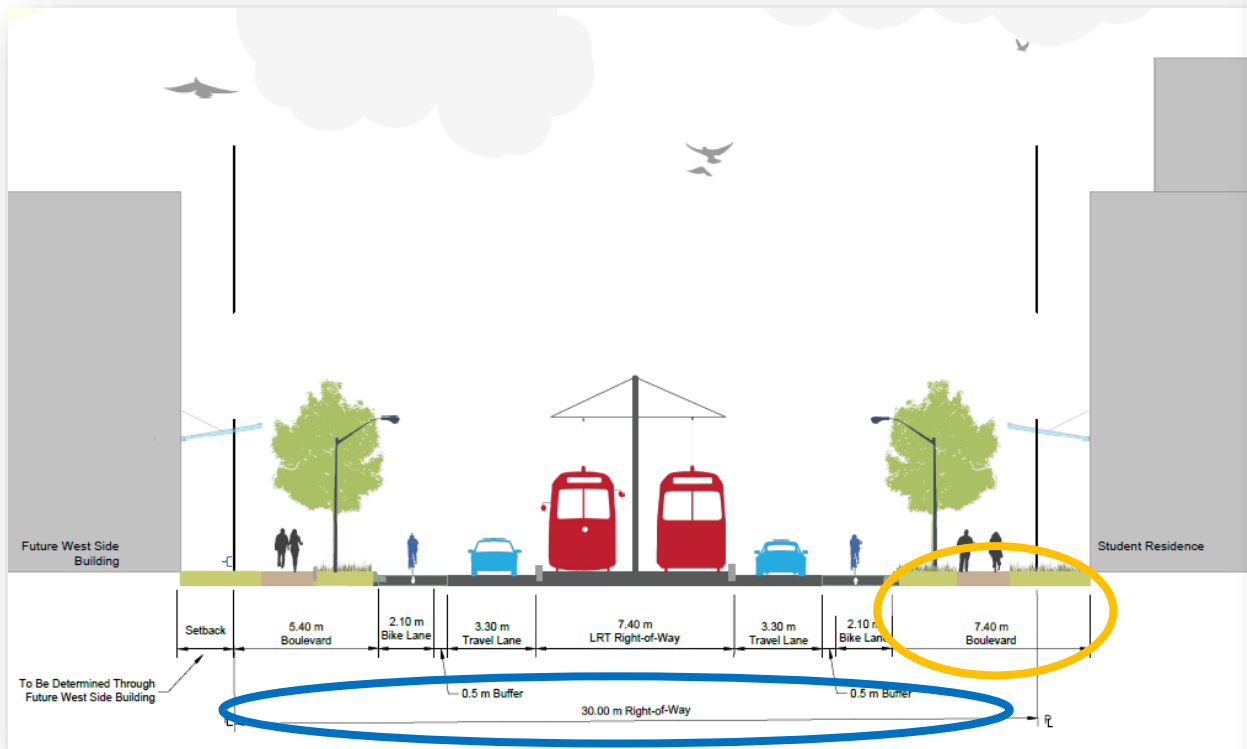
UTSC Proposed Secondary Plan

Map 42-4 Street Network

Enlarged view – subject site



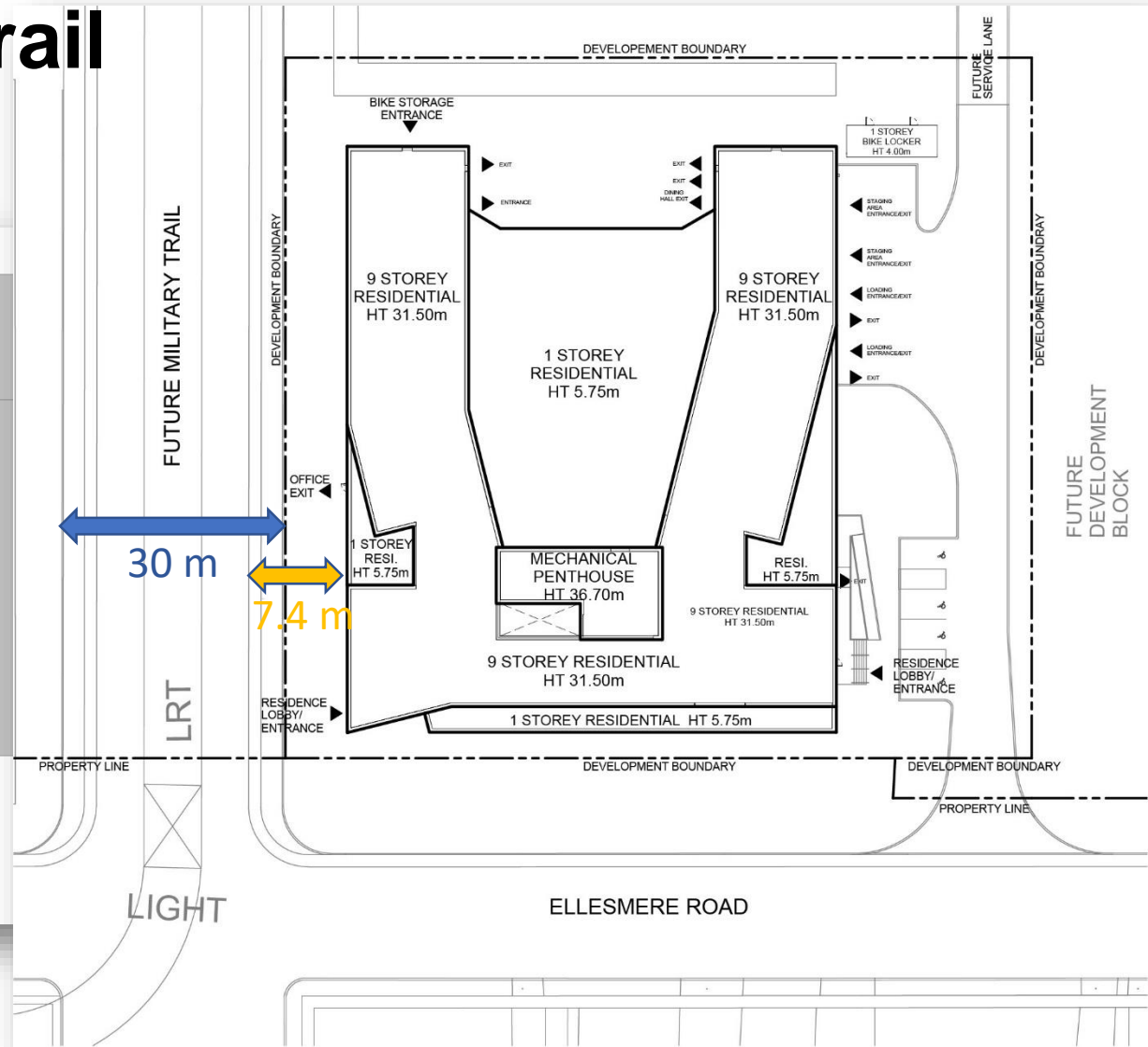
Proposed realigned Military Trail



Potential 30 metre cross section of a realigned Military Trail

- 7.4 m boulevard depth

Source: BA Group, Transportation Impact Study, prepared in response to City comments June 2020



Site Plan showing the proposed realigned Military Trail – Future Context

Conclusions and Recommendations

- Consistent with the Provincial Policy Statement (2020) and conforms with the Growth Plan for the Greater Golden Horseshoe (2019)
- Conforms with the Official Plan and Highland Creek Community Secondary Plan Policy 1.5
 - ✓ Engineering studies are satisfactory;
 - ✓ Construction and phasing of development is appropriate;
 - ✓ Studies of gas, leachate and hydrogeology peer reviewed and accepted by third party.
- Satisfies relevant conditions outlined in Highland Creek Zoning By-law for lifting the Holding Provision:
 - ✓ Servicing and transportation matters are satisfactory;
 - ✓ Environmental Studies peer reviewed and accepted by third party;
 - ✓ Storm/Ground Water Management matters addressed; and
 - ✓ No need for any financially secured agreements between the applicant and the City for infrastructure improvement.
- ***Staff recommend approval of the proposed zoning amendment, in accordance with Attachments 5 and 6 of the Final Report.***