

405 and 415 Mount Pleasant Road and 323, 323R, 325, 327 and 329 Balliol Street – Zoning By-Law Amendment Application – Decision Report – Approval

Date: January 18, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 23 140195 NNY 15 OZ

SUMMARY

This application proposes to amend the Zoning By-law to permit an outdoor sports and recreation field at 405 and 415 Mount Pleasant Road and 323, 323R, 325, 327 and 329 Balliol Street for Greenwood College School located at 443 Mount Pleasant Road.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). It also conforms with the Official Plan and the Yonge Eglinton Secondary Plan.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposed development represents an appropriate use of the subject lands as it is a permitted use under the Official Plan and the Yonge Eglinton Secondary Plan, and allows for additional amenity space to be used by students attending Greenwood College School.

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 405 and 415 Mount Pleasant Road and 323, 323R, 325, 327 and 329 Balliol Street substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.

2. 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A combined Official Plan and Zoning By-law Amendment application was submitted on August 25, 2020, proposing a 9-storey mixed-use building with senior care, retail and community space uses at 405 and 415 Mount Pleasant Road and 323, 323R and 325 Balliol Street. The application was subsequently withdrawn by the previous applicant on October 14, 2022.

The pre-application consultation (PAC) meeting for the subject application was held on October 18, 2022. The current application was submitted and deemed complete on May 5, 2023. Staff conducted a Community Consultation Meeting for the application on July 6, 2023. Feedback from the community consultation is summarized in the Comments section of this Report.

THE SITE

Description

The subject site is located on the southeast corner of Balliol Street and Mount Pleasant Road. The site is irregular in shape with an overall area of 2,756 square metres. The site has a 36 meter frontage on Mount Pleasant Road and a 64 metre frontage on Balliol Street.

Existing Uses

The site contains two vacant commercial properties on Mount Pleasant Road (405 and 415 Mount Pleasant Road) and two vacant sets of semi-detached houses on Balliol Street (323, 323R, 325, 327 and 329 Balliol Street).

THE APPLICATION

Description

The application proposes to amend City of Toronto Zoning By-law No. 569-2013 at 405 and 415 Mount Pleasant Road and 323, 323R, 325, 327 and 329 Balliol Street to permit an outdoor recreation use with ancillary buildings. The purpose of the development is to provide an outdoor amenity area for the students at an existing private school located at 445 Mount Pleasant Road, known as Greenwood College School. The amenity area includes an artificial turf field, soft landscaping, as well as a storage building and a portable washroom. Refer to Attachment No. 1 for project data.

Density

The proposal has a density of 0.02 times the area of the lot.

Non-Residential Component

The proposal includes 54 square meters of ancillary buildings associated with the proposed recreational use in the form of sheds and a portable washroom.

Access, Bicycle Parking, Vehicle Parking and Loading

No parking or bicycle parking spaces are proposed for the subject development. It is proposed that parking will be provided at 443 Mount Pleasant Road (Greenwood Collage School).

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, a site plan, and elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-details/?id=5261885&pid=277239>

Reasons for Application

The proposed recreational use ancillary to a private school use is not a permitted use for the eastern portion of the site that is zoned Residential (R) (323, 323R, 325, 327 and 329 Balliol Street). The Zoning By-law Amendment application proposes to amend City of Toronto Zoning By-law No. 569-2013 to permit these uses on the sites zoned Residential (R), and to establish site-specific provisions related to parking, landscaping, and provisions for ancillary structures for the entire site.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- TGS Version 4 Checklist
- Planning Rationale
- Public Consultation Strategy Report
- Stormwater Management Report
- Arborist Report

The reports and studies submitted by the applicant are available on the City's Application Information Centre ("AIC") at the following link:

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

Official Plan

The land use designation is *Mixed-Use* on the western portion of the site (405 and 415 Mount Pleasant Road) and *Neighbourhoods* on the eastern portion of the site (323, 323R, 325, 327 and 329 Balliol Street). Please see Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Secondary Plan

The Yonge-Eglinton Secondary Plan identifies the western portion of the site (405 and 415 Mount Pleasant Road) as Mixed-Use Areas 'C', which will include commercial main streets characterized by continuous at-grade narrow-frontage retail, service and institutional uses with office, other commercial and residential uses above. Parks and open spaces are also permitted. The eastern portion of the site (323, 323R, 325, 327 and 329 Balliol Street) does not have any additional land use designation under the Secondary Plan.

The Yonge-Eglinton Secondary Plan can be found here: [Yonge Eglinton Secondary Plan \(toronto.ca\)](http://www.toronto.ca/yonge-eglinton-secondary-plan).

Zoning

The western portion of the site (405 and 415 Mount Pleasant Road) is zoned Commercial Residential (CR 2.5 (c2.0; r2.5 SS2 (x2418) under Zoning By-law 569-2013. The zone permits a broad range of commercial, institutional, and residential uses, including the proposed uses.

The eastern portion of the site (323, 323R, 325, 327 and 329 Balliol Street) is zoned Residential (R (d0.6) (x930). The zone permits residential uses with some non-residential uses such as parks, emergency services and places of worship. The proposed use is not permitted in this zone. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Accessibility Design Guidelines; and
- Best Practices for Effective Lighting.

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

A Site Plan Control application will be required to implement the proposed development.

COMMUNITY CONSULTATION

Community Consultation

A virtual Community Consultation Meeting was held on July 6, 2023. The meeting was attended by the applicant and City Planning staff. Twenty-two members of the public provided the following concerns:

- Privacy for the adjacent homes;
- Noise, light and other disturbances after hours; and
- Traffic circulation in the area and how it impacts the safety of the students and the pedestrians.

The proposed development has addressed comments by providing fencing and landscaping to provide privacy to the adjacent homes which can be secured through the subsequent site plan application. Noise afterhours are typically addressed through the City's Noise by-law. Lighting and traffic will be addressed through a site plan application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York community for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan as the proposal supports an existing school in the area

Land Use

This application has been reviewed against the Official Plan policies and the Yonge-Eglinton Secondary Plan. As previously noted, the western portion of the site (405 and 415 Mount Pleasant Road) has the appropriate zoning for the proposed development. The eastern portion of the site (323, 323R, 325, 327 and 329 Balliol Street) does not permit the proposed use.

The eastern portion of the site is designated *Neighbourhoods*. *Neighbourhoods* are intended to contain a full range of residential uses within lower scale buildings, as well as parks, low scale local institutions, home occupations, cultural and recreational facilities, schools, and small-scale stores and shops servicing the needs of area

residents. The proposed recreational use ancillary to a private school is permitted for this land use designation and is compatible with the adjacent residential uses. In addition, schools are expected to provide open space for outdoor student activities and landscaping. No main building has been proposed as part of the application and the ancillary buildings represent 2% of the site area and are setback from adjacent residential uses. The proposed field area is setback 14 metres from the residential area to the south, and 16 metres to the residential area to the east. Fencing is also provided on site to further provide mitigation for privacy issues. Further issues with respect to buffers and landscaping between onsite activities and surrounding properties will be addressed through the subsequent site plan process. As such, staff finds the proposed rezoning consistent with the *neighborhood's* designation.

Traffic Impact, Access, Parking

No parking or vehicular access is proposed on the site. Two pedestrian accesses are provided from the sidewalk on Balliol Street for crossing from the existing school. Traffic operations will be considered as part of the site plan approval process. It is noted that the proposed recreational use does not have minimum parking requirements and the parking for this site will be provided on 443 Mount Pleasant Road, at the existing school.

Road Widening

The conveyance of a 6.0m corner rounding is required at the northwest corner of the site, at Mount Pleasant and Road & Balliol Street. Conveyances of all lands to the city will be finalized at the Site Plan process.

Streetscape

The proposed development will improve the pedestrian streetscape by eliminating vehicular access on the portion of the site fronting on Mount Pleasant Road and Balliol Street. A semi-porous fence is provided along Mount Pleasant Road and Balliol Street. Landscape buffers with trees are provided on both sides of Mount Pleasant Road and Balliol Street.

Servicing

A Stormwater Management Report by Walterfedy dated March 30, 2023 has been submitted to evaluate capacity of the site for stormwater management. Staff finds the submission generally satisfactory, and additional details will be confirmed through the subsequent site plan approval application.

Tree Preservation

Urban Forestry does not object to the proposed development. Two trees have been proposed for removal and will be compensated and replaced on site. As part of the Tree Permit Application Process, Urban Forestry will require an updated Tree Protection Plan & Arborist Report to ensure trees on site are adequately protected through the construction process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures, such as tree planting, are secured on site plan drawings.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan process.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, and the Yonge-Eglinton Secondary Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal conforms to the Official Plan, particularly as it relates to *Neighbourhoods* policy to allow for low scale local institutional uses and to provide for open space for outdoor student activities.

Staff recommend that Council support approval of the application.

CONTACT

Angela Zhao, Senior Planner, Tel. No. 416-338-8083
E-mail: Angela.Zhao@toronto.ca

SIGNATURE

David Sit, MCIP, RPP , Director
Community Planning, North York District

ATTACHMENTS

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Site Plan
- Attachment 6: Draft Zoning By-law Amendment

APPLICATION DATA SHEET

Municipal Address: 405 and 415 Mount Pleasant Road and 323, 323R, 325, 327 and 329 Balliol Street **Date Received:** May 1, 2023

Application Number: 23 140195 NNY 15 OZ

Application Type: Rezoning

Project Description: The proposed development is for an outdoor sports and recreation facility for Greenwood College School. The Proposal involves the demolition of all existing buildings and structures on the Site to enable the construction of a multi-purpose outdoor sports, recreation and amenity space. The Proposal includes an artificial turf field, soft landscaping, as well as one storage building.

Applicant	Agent	Architect	Owner
MONTGOMERY SISAM ARCHITECTS INC	MONTGOMERY SISAM ARCHITECTS INC	MONTGOMERY SISAM ARCHITECTS INC	GREENWOOD COLLEGE SCHOOL

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR 2.5 (c2.0; r2.5) SS2 (x2418);R (d0.6) (x930) Heritage Designation:

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,756 Frontage (m): 63 Depth (m): 53

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			54	54
Residential GFA (sq m):	275			
Non-Residential GFA (sq m):	682		54	54
Total GFA (sq m):	956		54	54
Height - Storeys:	2		1	1
Height - Metres:			4	4
Lot Coverage Ratio (%):	1.97		Floor Space Index:	0.02

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:		
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		54

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	4			
Condominium:				
Other:				
Total Units:	4			

Total Residential Units by Size

Parking and Loading

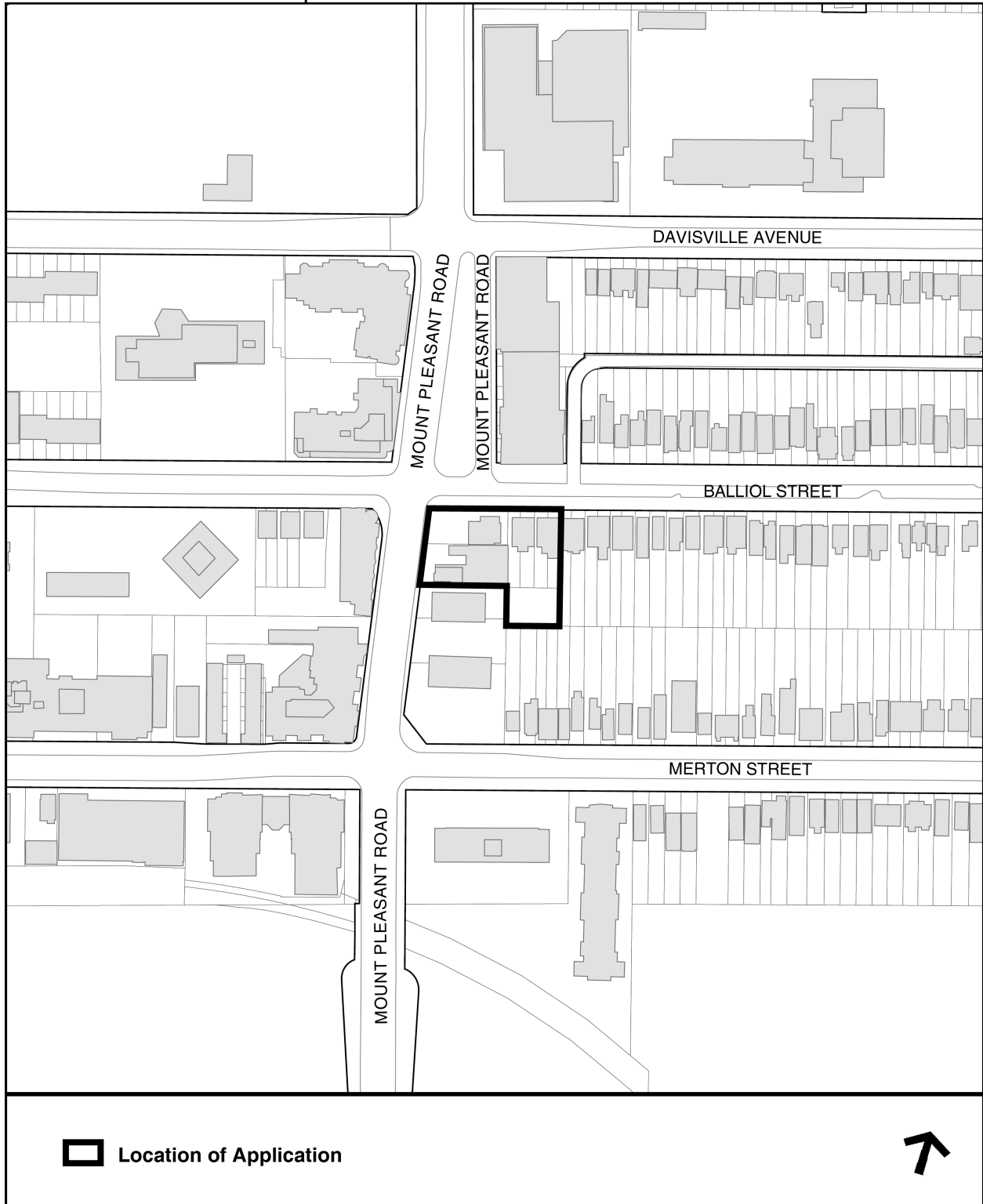
Parking Spaces: 0 Bicycle Parking Spaces: 0 Loading Docks: 0

CONTACT:

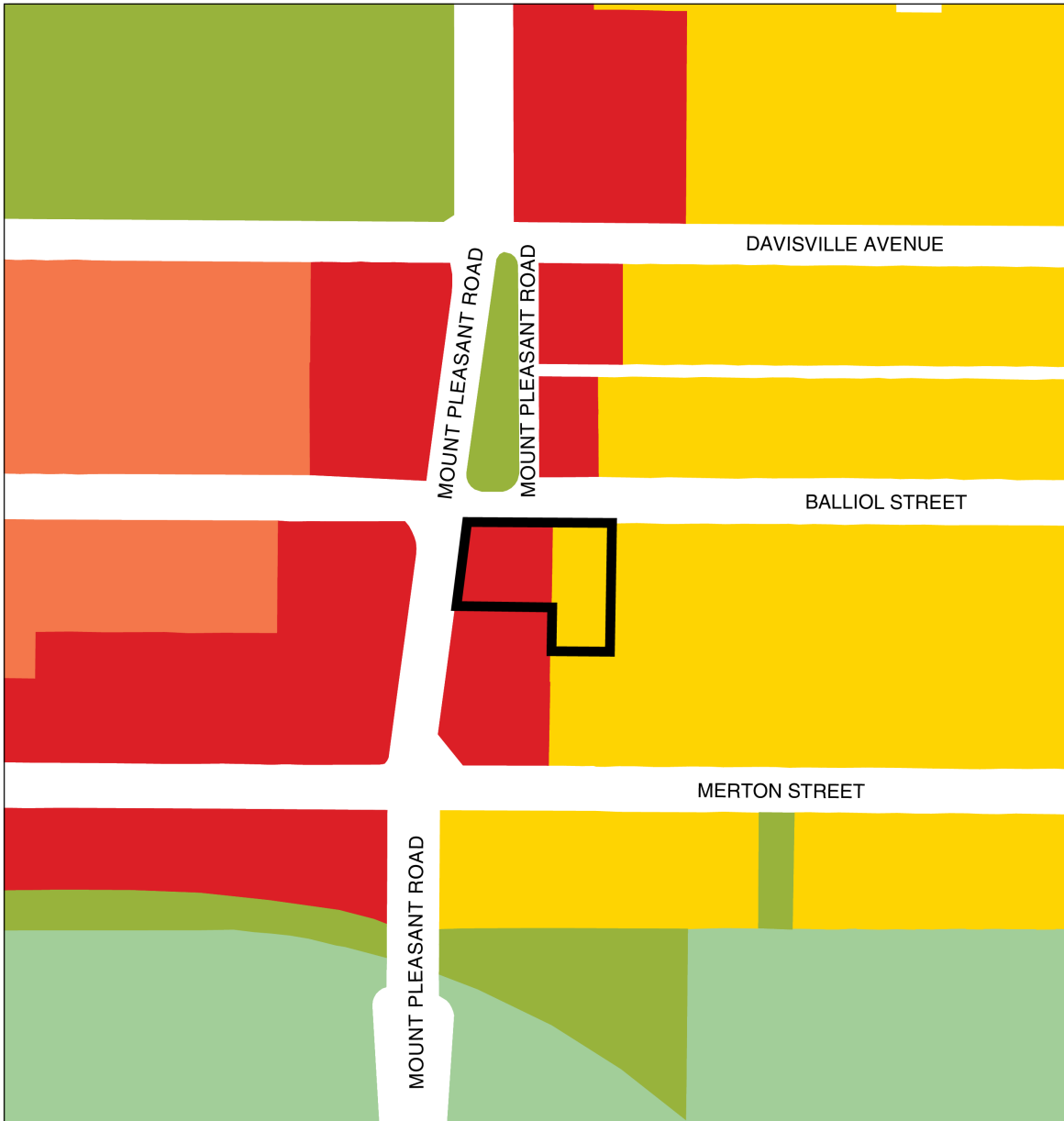
Angela Zhao, Senior Planner, Tel. No. 416-338-8083

E-mail: Angela.Zhao@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




405 & 415 Mount Pleasant Road and 323, 323r, 325, 327 & 329 Balliol Street

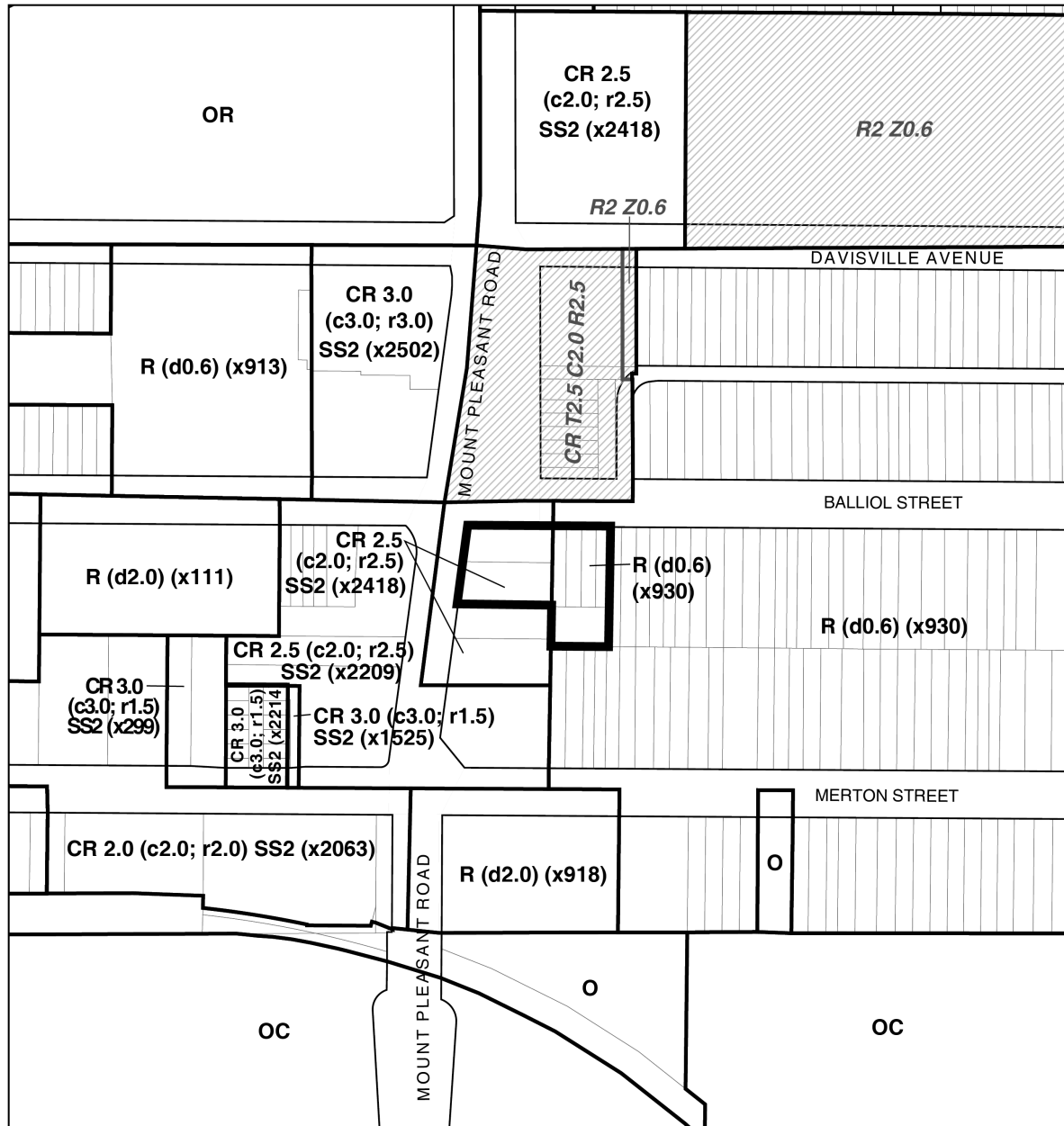
Official Plan Land Use Map #17

File # 23 140195 NNY 15 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  Other Open Space Areas


 Not to Scale
 Extracted: 05/08/2023

Attachment 4: Existing Zoning By-law Map



405 & 415 Mount Pleasant Road and 323, 323r, 325, 327 & 329 Balliol Street

Zoning By-law 569-2013

File # 23 140195 NNY 15 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation
- OC** Open Space Cemetery

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- CR** Mixed-Use District

↑
Not to Scale
Extracted: 05/08/2023

Attachment 6: Draft Zoning By-law Amendment

Authority: **North York Community Council** Item [-], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO **BY-LAW [Clerks to insert By-law number]**

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 405 & 415 Mount Pleasant Road and 323, 323R, 325, 327 & 329 Balliol Street.

Whereas Council of the City of Toronto has the authority pursuant to 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, as amended; and

The Council of the City of Toronto enacts:

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 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 2.5 (c2.0; r2.5) SS2 (x2418) and R (d0.6) (x930) to a zone label of CR 2.5 (c2.0; r2.5) SS2 (x951), and R (d0.6) (x188) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 951 so that it reads:

(951) Exception CR 951

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 lands municipally known as 405 & 415 Mount Pleasant Road, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulation (B) below.

(B) Despite regulation 200.15.10.10(1) and Table 200.15.10.5, no accessible **parking**

spaces are required for a **recreation use** that is **ancillary** to the **private school** use on the lands municipally known as 443 Mount Pleasant Road.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 188 so that it reads:

(188) Exception R 188

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) These premises must comply with the Site-Specific Provisions of Regulation 900.2.10(930);
- (B) On lands municipally known as 323, 323R, 325, 327 & 329 Balliol Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (D) below.
- (C) In addition to the permitted uses with conditions listed in Regulation 10.10.20.20(1), the following additional uses with conditions are permitted:
 - (i) **recreation use**, provided it is **ancillary** to the **private school** use on the lands municipally known as 443 Mount Pleasant Road.
- (D) Despite regulations 10.10.40.70(1), (2) and (3)(C), and regulation 150.48.60.20(1)(A), **buildings** and **structures ancillary** to a **private school** or **recreation use** are subject to the following:
 - (i) the total permitted maximum **gross floor area** is 100 square meters.
 - (ii) the permitted maximum height is 5.0 meters.
 - (iii) the required minimum **setbacks** are as follows:
 - (a) 30 meters from a **lot line** abutting Mount Pleasant Road or Balliol Street.
 - (b) 5 meters from the eastern **side lot line**.
 - (b) 1.0 meters from a **rear lot line**.
- (E) Despite regulation 200.15.10.10(1) and Table 200.15.10.5, no accessible **parking spaces** are required for a **recreation use** that is **ancillary** to the **private school** use on the lands municipally known as 443 Mount Pleasant Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

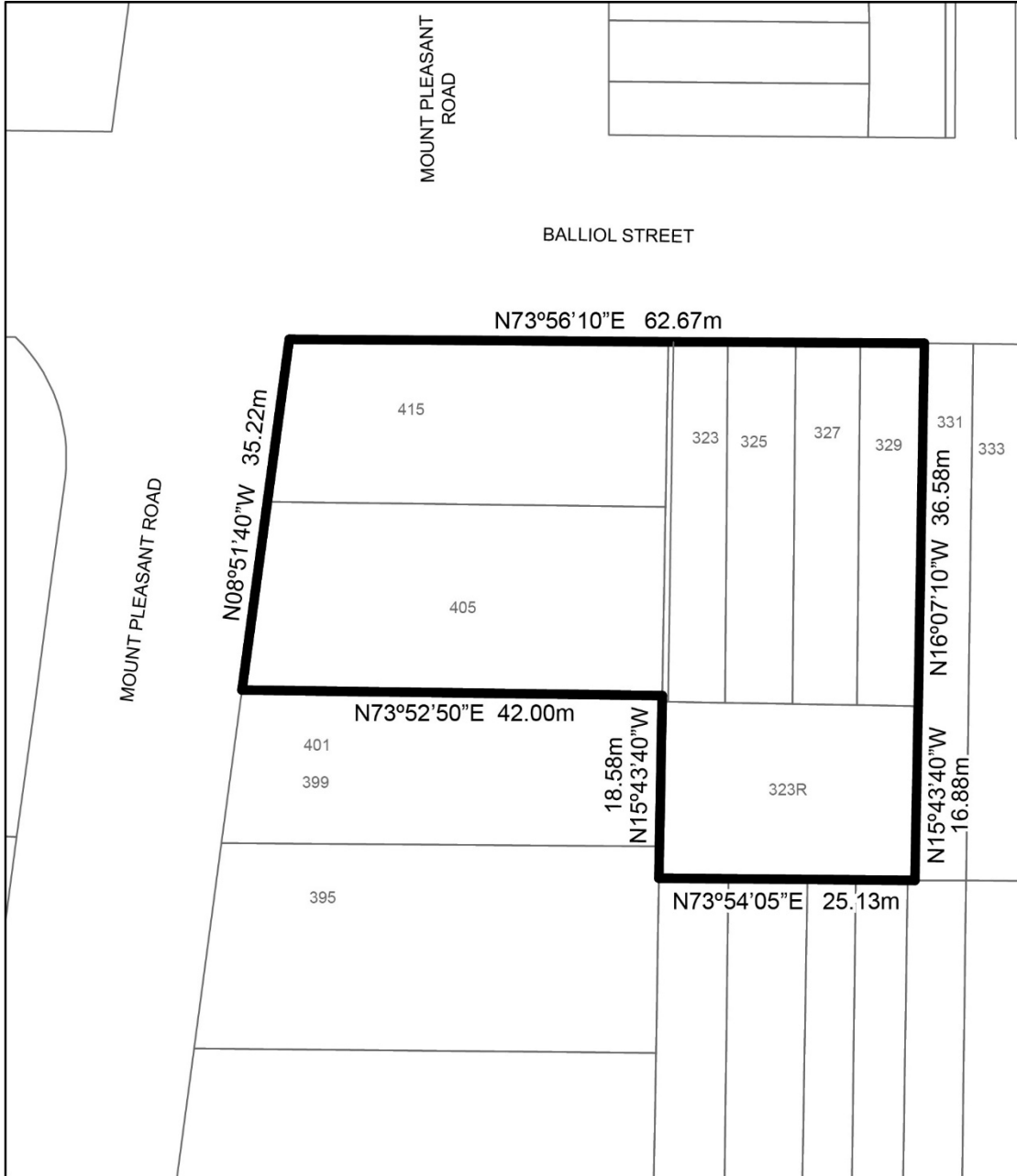
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1



405 & 415 Mount Pleasant Road and 323, 323R, 325, 327 & 329 Balliol Street

File # 23 140195 NNY 15 0Z

City of Toronto By-law 569-2013
Not to Scale
01/09/2024

Diagram 2



 **TORONTO**
Diagram 2

**405 & 415 Mount Pleasant Road and
323, 323R, 325, 327 & 329 Balliol Street**

File # 23 140195 NNY 15 0Z


 City of Toronto By-law 569-2013
 Not to Scale
 01/18/2024