

**Zoning By-law Amendment Application SZ1999006
Michele and Cecilia Esposito
3688 Ellesmere Road
Highland Creek Community
Scarborough Highland Creek**

(City Council on November 23, 24 and 25, 1999, adopted this Clause, without amendment.)

The Scarborough Community Council, after considering the deputations and based on the finding of fact, conclusions and recommendations contained in the report, dated October 5, 1999, from the Director of Community Planning, East District, recommends that the report of the Director of Community Planning, East District, be adopted, subject to adding thereto the following Performance Standard:

“(6) minimum rear yard building setback be 7.5 metres (25 feet);”.

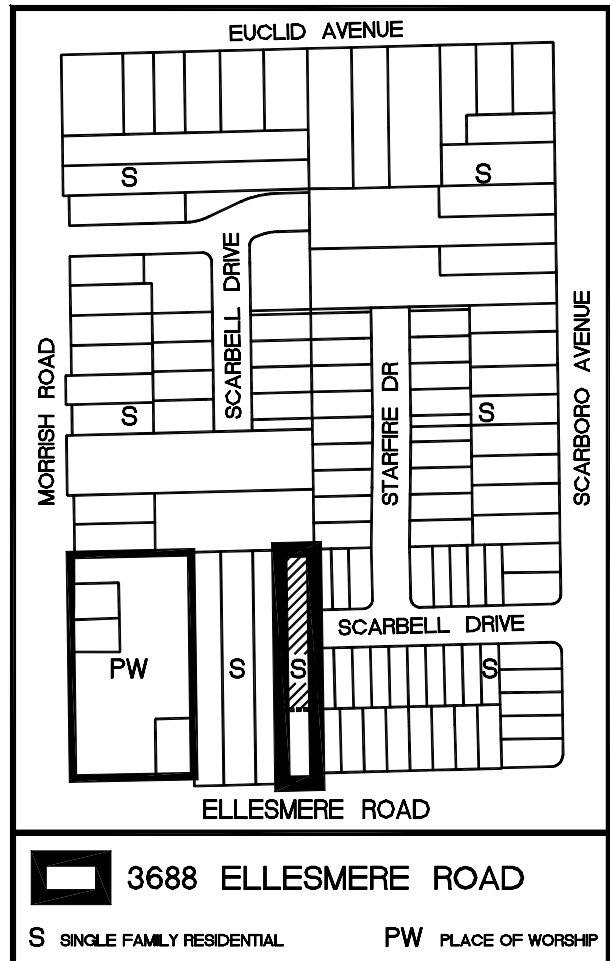
The Scarborough Community Council reports having held a statutory public meeting on November 9, 1999, in accordance with Section 17 and Section 34 of The Planning Act and the regulations thereunder.

The Scarborough Community Council reports, for the information of City Council, having requested that the property owners affected by this application meet before the Council meeting scheduled to be held on November 23, 1999, to discuss their concerns, and in the event there is resolution to the issue of amalgamating the properties surrounding this site, that the Director of Community Planning, East District, report directly thereon to the City Council meeting.

The Scarborough Community Council submits the following report (October 5, 1999) from the Director of Community Planning, East District:

Purpose:

This report recommends approval of a rezoning for the rear portion of the property shown on the adjacent figure in order to facilitate the creation of 4 single-family residential lots on an extension of Scarbell Drive. The 4 lots would have similar



development standards to existing lots on Scarbell Drive.

Financial Implications and Impact Statement:

None.

Recommendations:

It is recommended that City Council:

- (A) amend the Highland Creek Community Zoning By-law No. 10827, as amended, for the rear portion of the property known as 3688 Ellesmere Road, being Part of Lot 6, Registered Plan 2098-Y, by deleting the existing performance standards applicable to these lands and replacing them with the following:
 - (1) one single-family dwelling per parcel of land with a minimum of 9 metres (30 feet) frontage on a public street and a minimum lot area of 290 square metres (3,122 square feet);
 - (2) minimum front yard setback 6 metres (20 feet) from the street line;
 - (3) minimum side yard 1 metre (3.3 feet) on one side only;
 - (4) an attached garage shall be erected with each dwelling unit;
 - (5) ground floor area of all buildings shall not exceed 50 per cent of the lot area; and
- (B) authorize such unsubstantive technical, stylistic or format changes to the Zoning By-law Amendment as may be required to properly carry out the intent of this resolution.

Background:

The subject property is a deep property with a lot depth of approximately 123 metres (403 feet) and a frontage of 18.29 metres (60 feet) on Ellesmere Road. The rezoning affects the rear portion of the property, as shown by Parts 2 to 6 on Figure 2, in order to facilitate the creation of lots similar to those existing along Scarbell Drive. Part 1 has not been included in the rezoning. Part 1 contains the existing bungalow that will be retained. Consent application SB1999013 to create the lots and road extension has been submitted along with Minor Variance application SA1999117 for Part 1 which would recognize the resulting reduced rear yard setback for the bungalow and reduced lot area resulting from a road widening along Ellesmere Road. The retained lot will be compatible with the development along Ellesmere Road.

The proposal complies with the Low Density Residential designation of the Highland Creek Community Secondary Plan. The proposal also complies with Amendment Number 988, Numbered Policy 4, which allows only single-family dwellings on minimum lots of 290 square metres (3,122 square feet). The Ontario Municipal Board has approved Amendment Number

988 as it applies to the subject property. The Board however has not issued its Order. The property is zoned Single-Family Residential Zone which permits single-family dwellings on lots having minimum 15 metre (50 feet) frontages and minimum lot areas of 696 square metres (7,500 square feet).

Comments:

The application was circulated to various technical agencies and no objections were received. Agency requirements such as servicing agreements and road dedication will be addressed through conditions of the consent.

Conclusions:

The proposed rezoning provides for development that is consistent and compatible with existing development along Scarbell Drive. The proposal provides for land use intensification that is consistent with the City's objectives for infill development within the Highland Creek Community.

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The following persons appeared before the Community Council in connection with the foregoing matter:

- Mr. Michele Esposito, the applicant, in support of the staff recommendations;
- Mr. Pietro Valle, Real Estate Agent, in support of the recommendations;
- Mr. Steve Kromek, abutting property owner, in support of the recommendations; and
- Mr. Lui Nunno, an abutting property owner, who tabled a request that this application be deferred to the Community Council meeting scheduled to be held on December 2, 1999, to permit consultation with the other four owners whose property surrounds this site respecting a potential joint development proposal.

Map 1

(City Council on November 23, 24 and 25, 1999, had before it, during consideration of the foregoing Clause, the following report (November 19, 1999) from the Acting Commissioner of Urban Planning and Development Services:

Purpose:

Scarborough Council on November 9, 1999, directed staff to report to Council on the outcome of a meeting that had been requested by an area resident.

Financial Implications and Impact Statement:

None.

Recommendations:

That City Council receive this report for information.

Background:

On November 9, 1999, Scarborough Community Council conducted a Public Meeting on the rezoning application for the rear portion of 3688 Ellesmere Road in order to facilitate the creation of four single-family residential lots on an extension of Scarbell Drive. Mr. Nunno, a landowner north of the subject land attended Community Council. Mr. Nunno, whose lands could be redeveloped in a similar manner as 3688 Ellesmere Road, requested that the Public Meeting be deferred to enable him to conduct a meeting with other adjacent landowners to see if they would join him in a redevelopment scheme.

Community Council requested a staff report on Mr. Nunno's meeting for City Council and recommended approval the rezoning application for 3688 Ellesmere Road.

Comments:

According to Mr. Nunno, he has had discussions with all but one of the five adjacent residential landowners. Two of the landowners are prepared to join in applications which would provide for infill development on extensions of Scarbell Drive. Mr. Nunno is satisfied with his discussions and remains in support of the rezoning of 3688 Ellesmere Road.

Conclusions:

When submitted, staff will review the planning applications to ensure that the proposed development is consistent with existing development in the area.

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