

**558 Scarlett Road and 13 Chapman Road - Rezoning  
Application - Preliminary Report**

<b>Date:</b>	March 8, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward No. 2 – Etobicoke North
<b>Reference Number:</b>	File No. 06 193639 WET 02 OZ

**SUMMARY**

An application has been submitted to permit a total of nine 3-storey single family detached dwellings at 558 Scarlett Road and 13 Chapman Road.

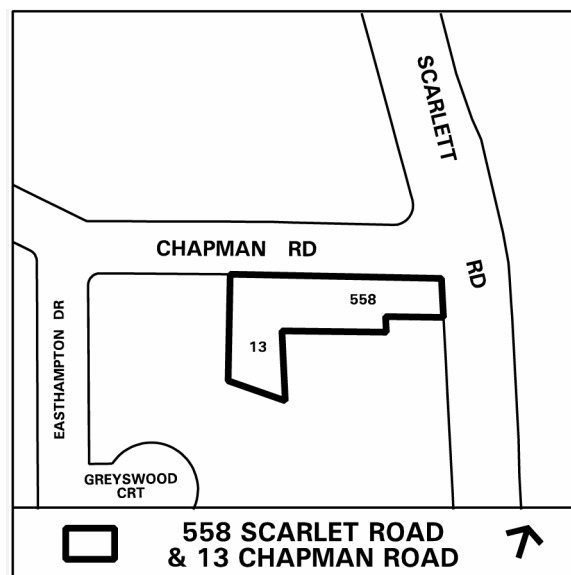
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

Assuming that all required information and drawings are submitted in a timely manner, Planning staff intend to hold a community consultation meeting in the second quarter of 2007.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and



3. notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant originally submitted a proposal to demolish the existing single family detached dwelling at 558 Scarlett Road and to construct a 2-block, 13-unit townhouse development in combination with the adjacent vacant property at 13 Chapman Road.

In order to address Planning staff's initial concerns primarily relating to the proposed dwelling type and consistency with related Official Plan issues, the applicant has revised the rezoning application to propose a total of nine 3-storey single family detached dwellings on the same lands. According to the site plan submitted (see Attachment No. 1), the proposal contains a variation of lot sizes and configurations. Driveway access to the properties will be provided from Chapman Road however, two of the units will front onto Scarlett Road. Five of the dwellings fronting Chapman Road are shown with walk-out basements and all the dwellings will contain an attached garage with the exception of the southern-most unit fronting Scarlett Road which is proposed to have a rear yard detached garage.

A statistical summary of the proposal is detailed in Attachment No. 5 of this report.

### **Site and Surrounding Area**

The properties known as 558 Scarlett Road and 13 Chapman Road have a total area of 2 200 square metres (0.54 acres). The combined property currently has 15.2 metres (50 feet) of frontage along Scarlett Road and has approximately 82.8 metres (271 feet) fronting/flanking onto Chapman Road. The Scarlett Road property contains a 1-storey detached dwelling with a detached garage and accessory buildings at the rear. The Chapman Road property lies vacant in a primarily natural and wooded state. There are approximately 30 mature trees on or near the lands. Due to the topography of the area, a steep slope separates the two properties. The majority of the Scarlett Road property to varying degrees lies below the abutting Chapman Road embankment.

The surrounding land uses are as follows:

North: semi-detached dwellings across Chapman Road

South: single detached dwellings

East: Humber River ravine/open space across Scarlett Road

West: single detached dwellings

## **Provincial Policy Statement**

Staff will review the proposed development within the context of the Provincial Policy Statement, specifically as it relates to the relevant policies for building strong communities.

## **Official Plan**

The property is designated Neighbourhoods under the Official Plan. Neighbourhoods are considered physically stable areas primarily made up of low density type residential uses. The Plan requires new development in established Neighbourhoods to respect and reinforce the existing physical character of the neighbourhood, including among others: the size and configuration of lots; heights, massing, scale, and dwelling type of nearby residential properties; prevailing building types; street, side and rear yard building setbacks; and, landscaped open space. The Plan further states no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Planning will evaluate this proposal for consistency with the Neighbourhoods designation policies and all other applicable Official Plan policies.

## **Zoning**

The lands are zoned Second Density Residential (R2), which generally limits residential uses to single family detached dwellings on lots having a minimum lot area of 510 square metres and a minimum lot frontage of 13.5 metres.

## **Site Plan Control**

An application for site plan control was filed concurrently with the original 13-unit townhouse proposal. Planning staff will maintain the file in abeyance until such time as the requirement for a site plan application for the revised proposal is determined.

## **Tree Preservation**

Urban Forestry has confirmed that a total of 30 trees that qualify for protection under the City of Toronto's Private Tree By-law are located on or in close proximity to the subject land. Further, Urban Forestry has stated that development that does not incorporate and protect significant trees as part of the proposal cannot be supported.

## **Heritage Preservation**

It has been determined that any development on the property can potentially impact archaeological resources. Therefore, Heritage Preservation Services staff may recommend conditions of approval for appropriate heritage resource protection measures.

## **Reasons for the Application**

An application to amend the Zoning Code is required to set new development standards for lot area, lot frontage, front, rear and side yard building setbacks, coverage, and floor space index. Some standards vary significantly from the existing zoning requirements for the property and adjacent lands. Building height may also be an issue given the site topography and the proposed dwellings having 3 stories.

Some houses also have walk-out basements which will be located at a higher elevation than lots to the south.

## **COMMENTS**

### **Issues to be Resolved**

Planning staff will request the applicant to provide a detailed submission for the revised single detached dwelling proposal in order to adequately assess suitability in terms of building type, setbacks, heights, scale, massing, transition to adjacent land uses, tree protection, amenity space, privacy, and technical issues relating to site access, servicing, grading, and drainage, among others. Following a review of the above material and the results of the community consultation process, staff may consider an alteration to the unit count or configuration of the proposed lots to ensure a high standard of development that is compatible with the surrounding neighbourhood.

## **CONCLUSIONS**

It is recommended that in coordination with the local councillor, a community consultation meeting be scheduled by staff upon receipt of all comments from Divisions and agencies resulting from the revised application circulation. Assuming that all required information is submitted in a timely manner, Planning staff intend to hold a community consultation meeting in the second quarter of 2007, and to prepare a Final Report with recommendations in the third quarter of 2007.

## **CONTACT**

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## **SIGNATURE**

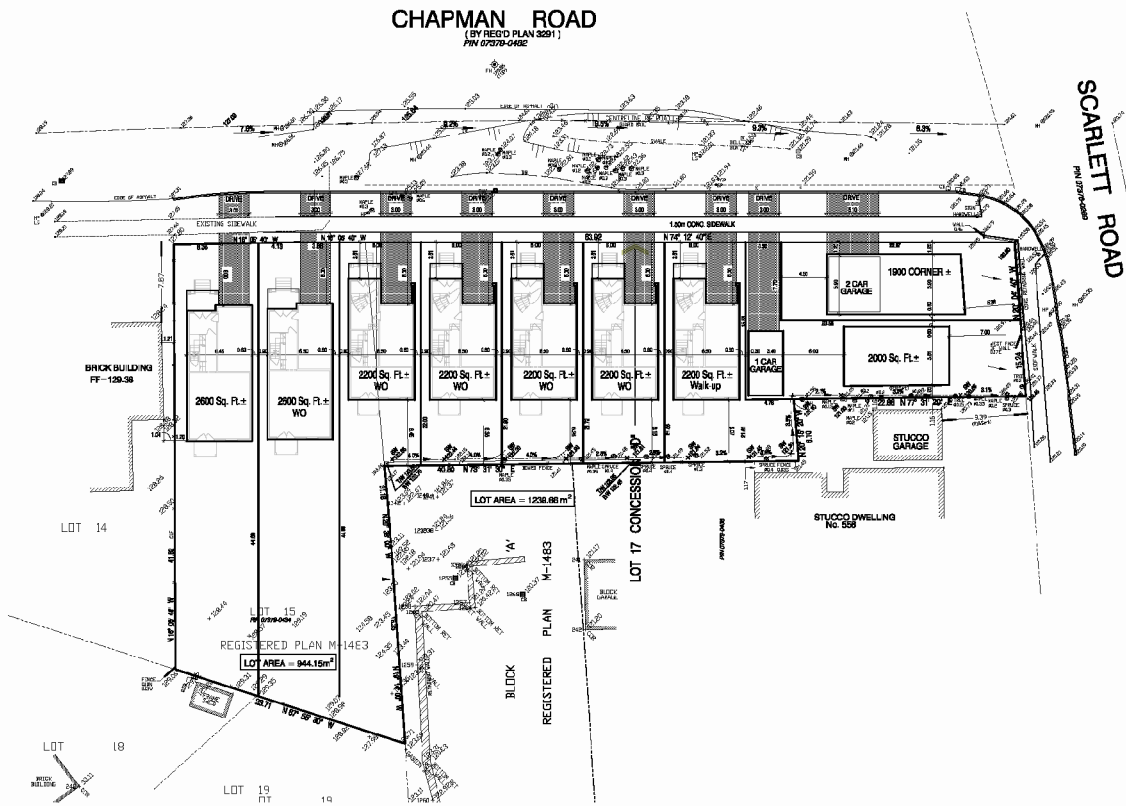
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Front Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicants Submitted Drawing

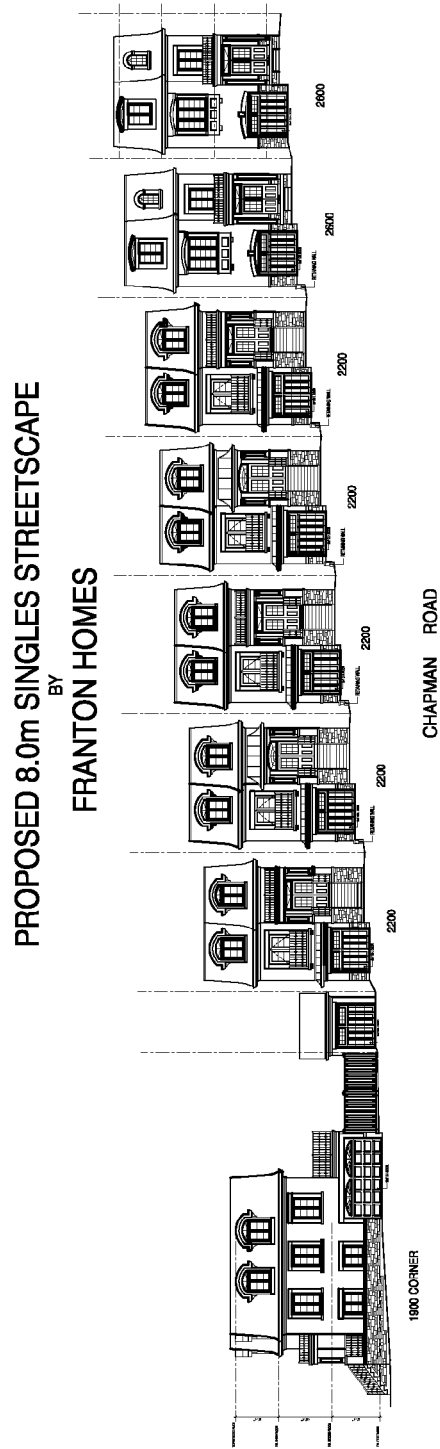
Not to Scale  
03/05/07



558 Scarlett Road  
and 13 Chapman

File # 06\_193639

## Attachment 2: Elevations



### Elevations

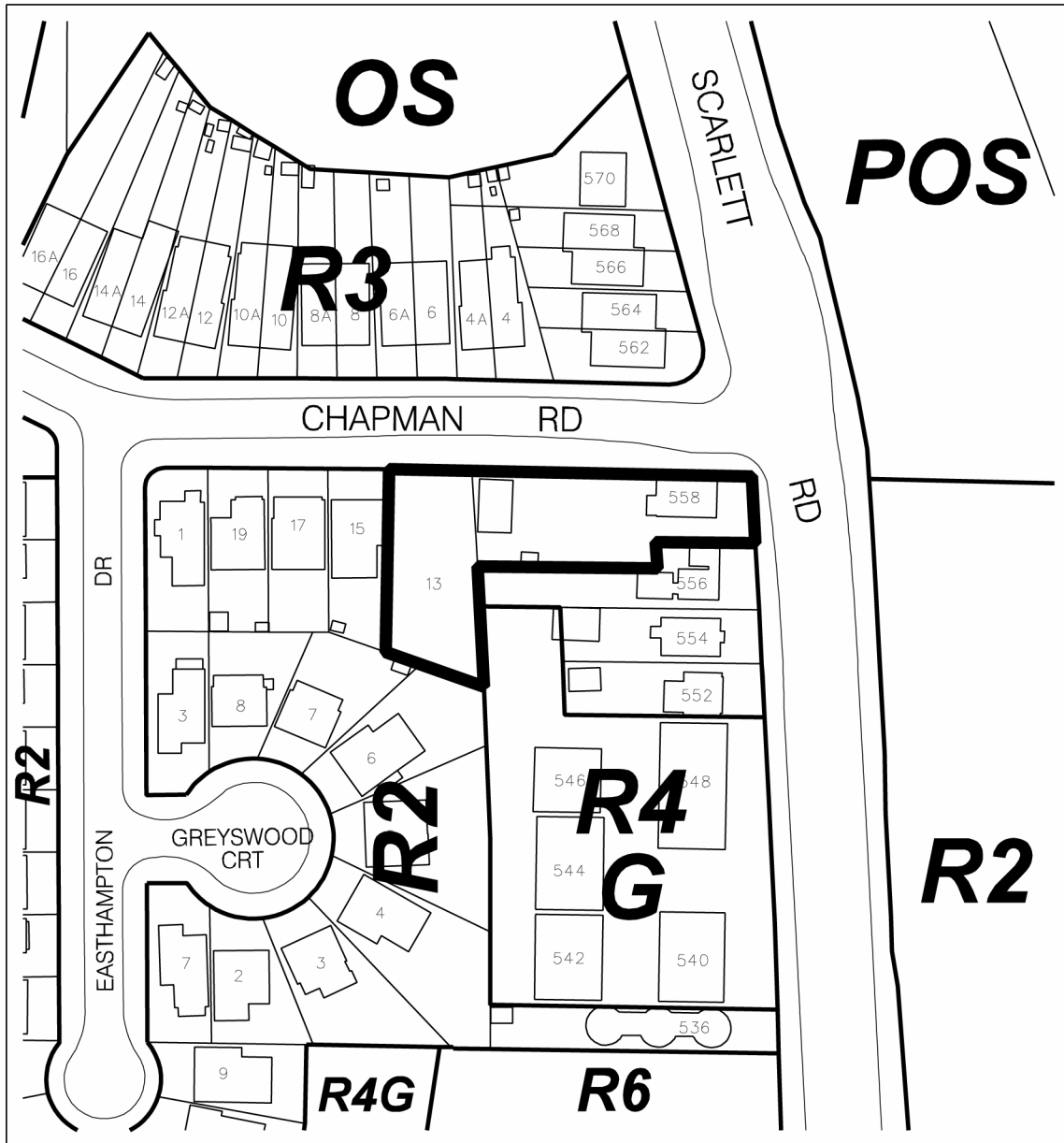
Applicant's Submitted Drawing

Not to Scale  
03/08/07

558 Scarlett Road  
13 Chapman Road

File # 06\_193639

Attachment 3: Zoning



**TORONTO** City Planning  
Zoning

558 Scarlett Road and 13 Chapman Road

File # 06\_193639

Former Etobicoke

R2 Residential Second Density  
R3 Residential Third Density  
R4G Residential Fourth Density Group

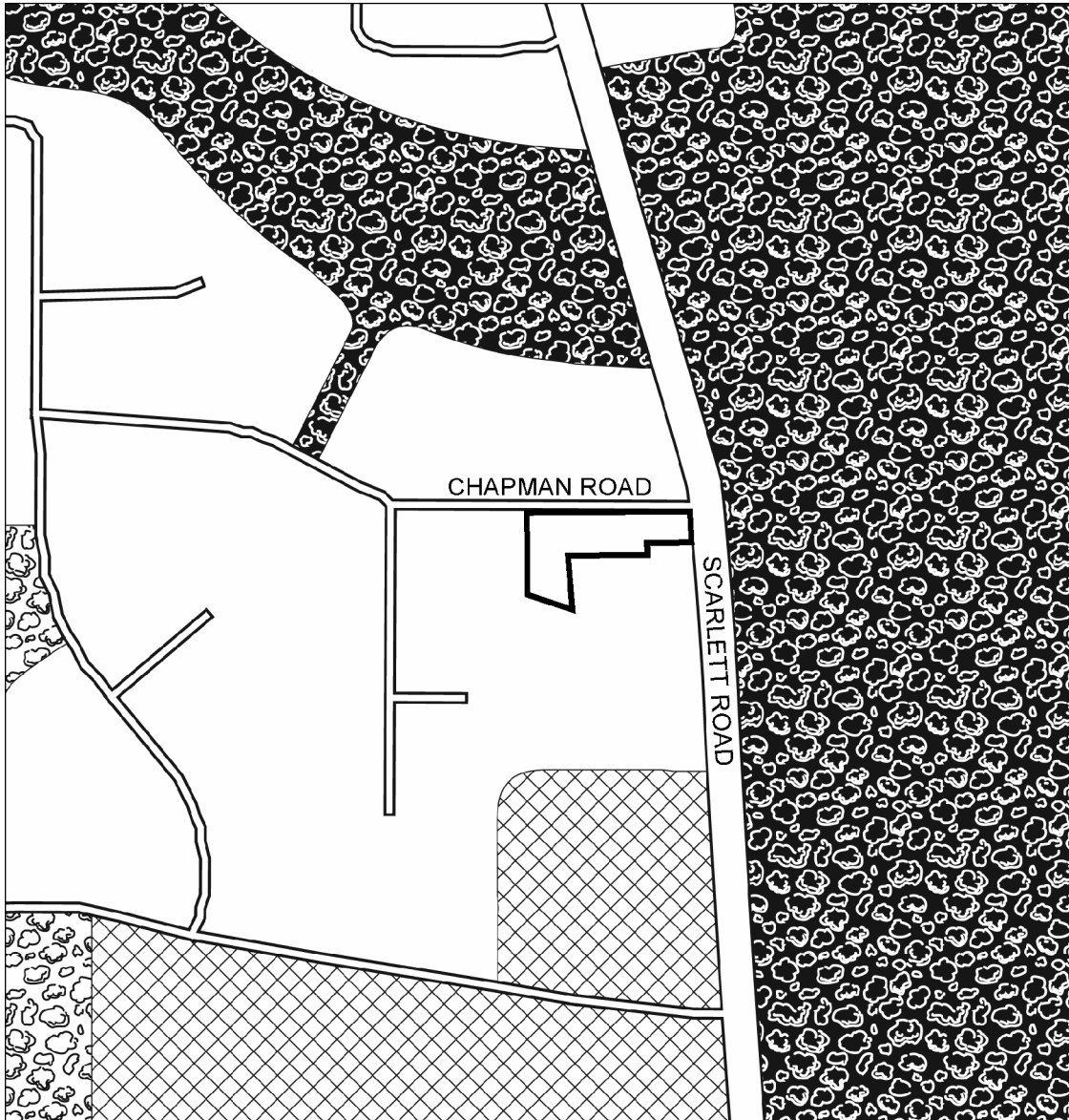
R6 Residential Sixth Density  
OS Public Open Space

POS Private Open Space



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 03/05/07 - MH

Attachment 4: Official Plan



**Toronto** City Planning  
Division  
**Official Plan**

558 Scarlett Road  
13 Chapman Road

File # 06\_193639

- |  |   |
|--|---|
|  Site Location            |  Parks & Open Spaces Areas |
|  Neighbourhoods           |  Natural Areas             |
|  Apartment Neighbourhoods |  Parks                     |

  
Not to Scale  
03/06/07



## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	06 193639 WET 02 OZ
Details	Rezoning, Standard	Application Date:	November 24, 2006

Municipal Address: 558 SCARLETT RD, TORONTO ON  
 Location Description: SCOTT PL PT LT10 \*\*GRID W0210  
 Project Description: development of 9 single family detached dwelling units

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R2	Historical Status:
Height Limit (m):	11m	Site Plan Control Area:

#### PROJECT INFORMATION

Site Area (sq. m):	2183.81	Height:	Storeys:	3
Frontage (m):	63.9 on Chapman, 15.2 on Scarlett / proposed range of 7.6 to 8.35	Metres:	Range of 8.3 m to 10.5 m	
Depth (m):	Range of 15.2 to 49.5 / proposed range of 21.6 to 49.5			
Total Ground Floor Area (sq. m):	679 with garage/462.8 without garage	<b>Total</b>		
Total Residential GFA (sq. m):	1867.29	Parking Spaces:	18 (10 garage, 8 driveway)	
Total Non-Residential GFA (sq. m):	0	Loading Docks	0	
Total GFA (sq. m):	1867.29			
Lot Coverage Ratio (%):	Range of 18.6 % to 44.0 %			
Floor Space Index:	Range of 0.64 to 1.17			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	1867.29
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	9	Institutional/Other GFA (sq. m):	0
Total Units:	9		

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