

**1 West Deane Park Drive – Zoning Amendment  
Application - Preliminary Report**

<b>Date:</b>	October 15, 2007
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 3 – Etobicoke Centre
<b>Reference Number:</b>	File No.: 07 238388 WET 03 OZ

**SUMMARY**

This application was made on June 29, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application has been submitted to permit the construction of six detached dwellings at 1 West Deane Park Drive. The site was previously a gas station.

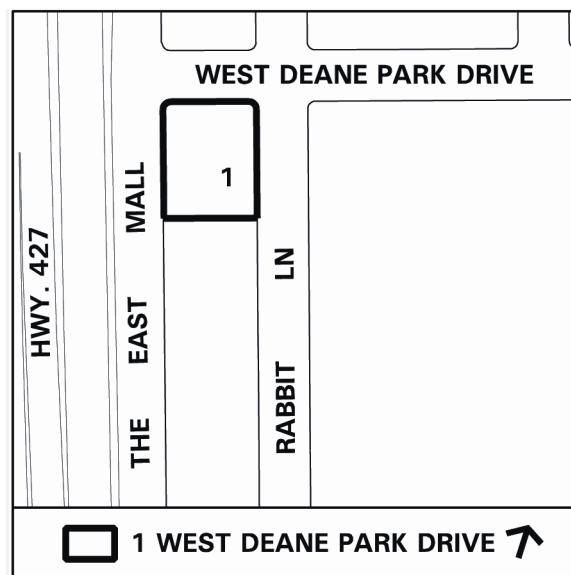
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the last 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.
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 is proposing to redevelop the currently vacant site with six detached dwellings facing Rabbit Lane. The proposed dwellings are three storeys in height. One parking space is proposed in an integral garage and one space is provided on the driveway leading to the garage for each of the units. The gross floor area of the proposed units is approximately 185 square metres. The proposed lots have a frontage of 7.5 metres and depths of approximately 36.5 metres.

### **Site and Surrounding Area**

The site abuts the East Mall (and Highway 427) to the west, West Deane Park Drive to the north and Rabbit Lane to the east and has an area of 1 673 square metres. It was previously occupied by a gas station and is currently vacant. A variety of residential uses surround the site as follows:

North: 3 to 4-storey walk up apartments and detached dwellings.

South: 4-storey residential development.

East: townhouse development and an 8-storey apartment building.

West: East Mall and Highway 427

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

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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 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 subject lands are designated Neighbourhoods within the Toronto Official Plan. Neighbourhoods are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria in the Plan require that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing physical character.

Infill development policies are outlined in Section 4.1.5 – Neighbourhoods. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood. The physical character of the neighbourhood includes: size and configuration of lots, setbacks of buildings from the street or streets; prevailing patterns of rear and side yard setbacks and landscaped open space; and continuation of special landscape or built form features that contribute to the unique physical character of a neighbourhood. 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.

## **Zoning**

By-law No. 11,455 passed in 1958 amended the zoning category applying to the subject lands from Second Density Residential Classification to a Planned Commercial Local Classification still applying to the lands today. This designation does not permit residential uses.

## **Site Plan Control**

The application is not subject to subject to Site Plan Control.

## **Reasons for the Application**

As noted in the zoning section, an amendment to the Etobicoke Zoning Code is required because the Residential proposal is not a permitted use in the CPL zone.

## **Issues to be Resolved**

It is anticipated that the following issues will need to be addressed:

- a) preliminary consultations with the Ministry of Transportation (MTO) have identified a requirement for a 14 metre reserve strip along the East Mall for possible future highway expansion. The requirement creates a considerable constraint for the appropriate layout of the development as it precludes the use of the west 14 metres of the property for any building or required parking;
- b) the proposal must respect and reinforce the general physical patterns and character of the established neighbourhood with respect to height, massing, scale and landscaped open space;

- c) appropriate streetscape improvements for the existing building frontage including a detailed review of the proposed integral garages and their impact on Rabbit Lane;
- d) compatibility with the adjacent street (East Mall) to the west, and Highway 427; and
- e) an appropriate elevation for the West Deane Park Drive frontage, including tree planting and landscape treatment.

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

## **CONTACT**

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## **SIGNATURE**

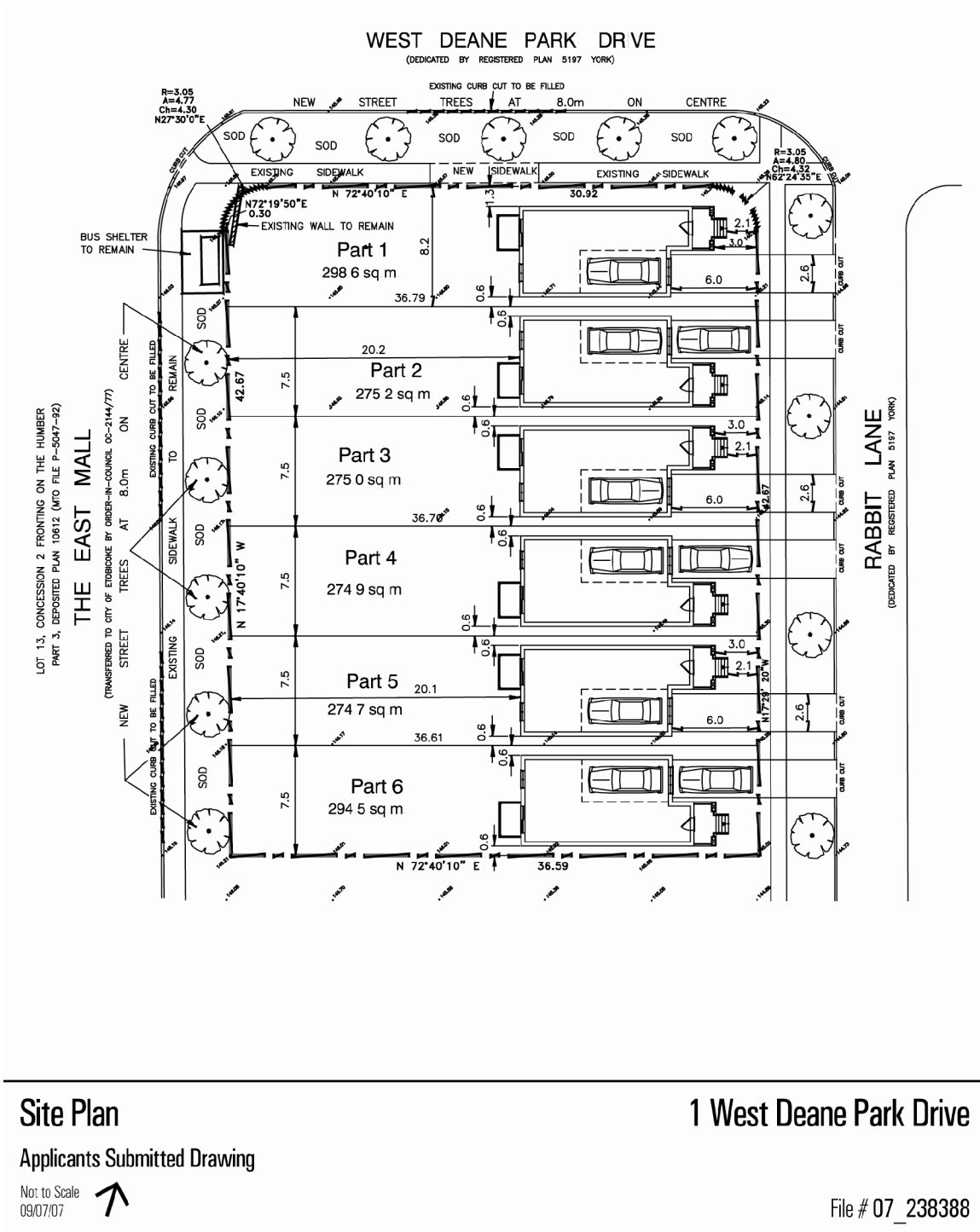
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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

**Attachment 1: Site Plan**



## Attachment 2: Front Elevations



### Front Elevation

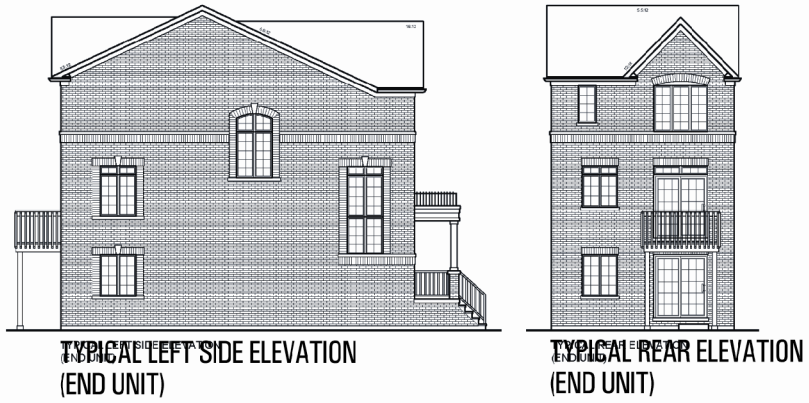
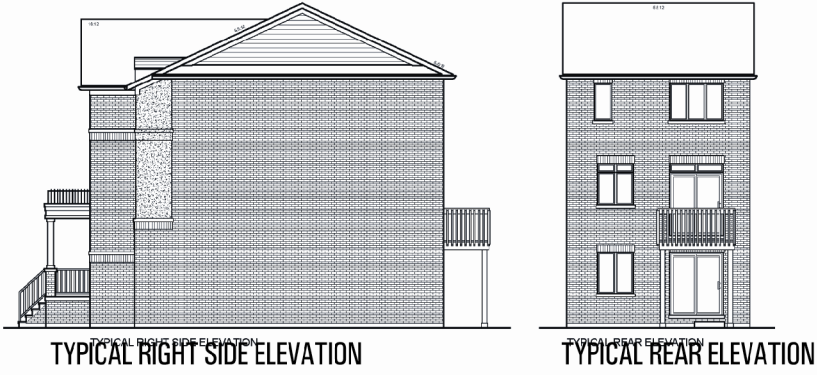
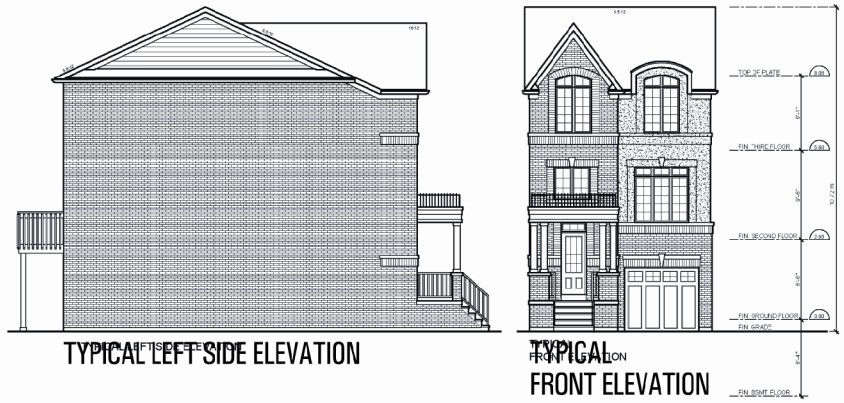
Applicants Submitted Drawing

Not to Scale  
09/10/07

### 1 West Deane Park Drive

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### Attachment 3: Side Elevations



## Elevations

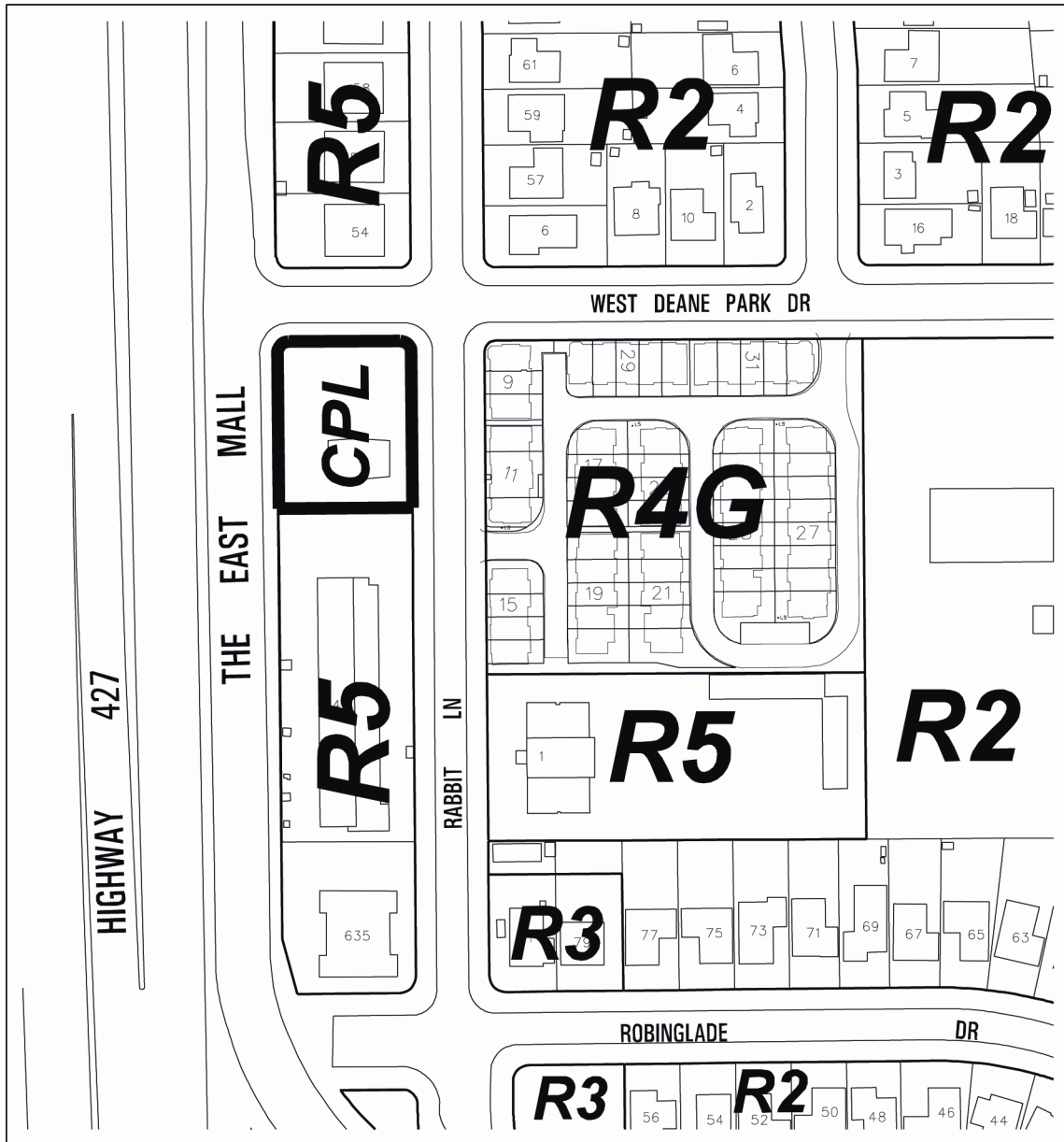
1 West Deane Park Drive

Applicants Submitted Drawing

Not to Scale  
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File # 07\_238388

**Attachment 4: Zoning**



**TORONTO** City Planning  
Zoning

**1 West Deane Park Drive**

File # 07\_238388

Former Etobicoke By-law 11,737

R2 Residential Second Density  
R3 Residential Third Density  
R5 Residential Fifth Density

CPL Commercial Planned Local



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 09/07/07 - MH



## Attachment 5: Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	07 238388 WET 03 OZ
Details	Rezoning, Standard	Application Date:	June 29, 2007

Municipal Address: 1 WEST DEANE PARK DR, TORONTO ON M9B 2R3

Location Description: PL 5197 BLK C \*\*GRID W0302

Project Description: The proposal is for the redevelopment of a former gas station site with six single-detached dwellings. The proposed dwellings are three storeys in height and are approximately 185 m<sup>2</sup> in size. Two parking spaces are proposed for each unit.

#### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	CPL	Historical Status:	
Height Limit (m):	2 storeys	Site Plan Control Area:	

#### PROJECT INFORMATION

Site Area (sq. m):	1673	Height:	Storeys:	3
Frontage (m):	30.92		Metres:	10.78
Depth (m):	42.67			
Total Ground Floor Area (sq. m):				<b>Total</b>
Total Residential GFA (sq. m):	1114.8		Parking Spaces:	12
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1114.8			
Lot Coverage Ratio (%):	66.5			
Floor Space Index:	0.66			

#### DWELLING UNITS

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

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	1114.8	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	6			

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