

**20 Senlac Road
Official Plan & Zoning By-law Amendment & Site Plan
Control Application
Request for Direction Report**

Date:	August 23, 2007
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward No.23 – Willowdale
Reference Number:	File No. 04 148914 NNY 23 OZ & 04 148918 NNY 23 SA

SUMMARY

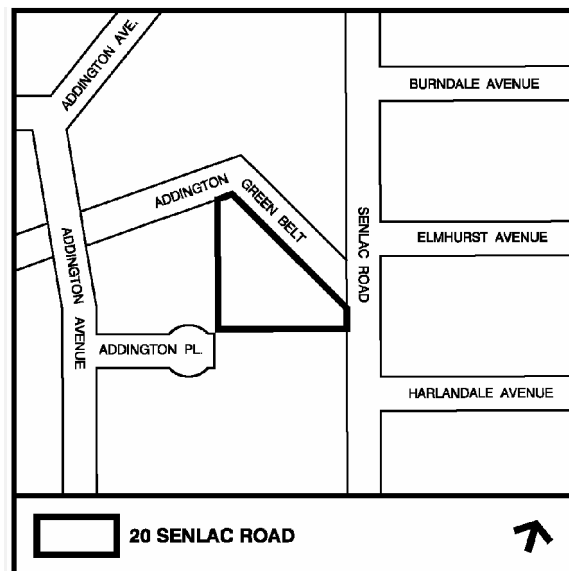
An application has been submitted to permit four single detached residential dwellings at 20 Senlac Road.

The purpose of this report is to seek Council’s direction for staff to attend the Ontario Municipal Board in support of the position described herein of an Official Plan Amendment and applications for Zoning By-law Amendment and Site Plan Control Approval.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council support in principle an amendment to the Official Plan for the four single detached dwellings in order to permit reduced setbacks from the ravine top-of-bank as generally outlined in Attachment 4.
2. City Council support in principle an



amendment to the Zoning By-law to allow four single detached dwellings on the site with a maximum combined gross floor area of 1,301 m², and to rezone the lands beyond the 'development control line' to prohibit any structural encroachment, subject to the provisions as generally outlined in Attachment 6.

3. City Council require the applicant to convey the valley lands (land beyond the development control line as illustrated on Attachment 5) to the Toronto Region Conservation Authority (TRCA), for nominal consideration prior to the issuance of any building permit.
4. City Council support, in principle, the site plan control application for the proposed development, as illustrated on the drawings in Attachments 1 and 3, subject to the zoning requirements of Recommendation (2) and subject to the site plan control approval conditions as outlined in Attachment 7.
5. City Council authorize the City Solicitor and the appropriate City staff to attend at the Ontario Municipal Board to support the above recommendations as further outlined in this report and authorize the City Solicitor and any other appropriate City staff to take such actions as necessary to give effect to the recommendations of this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

ISSUE BACKGROUND

History

In June 2004, the applicant filed applications to amend the Zoning By-law and for Site Plan Control to allow the redevelopment of the site with 10 semi-detached dwelling units with a total gross floor area of 2,850 m². At the time of the application the proposal fell under the former North York Official Plan and did not require an Official Plan Amendment with respect to the set back from the top-of-bank.

The City of Toronto Official Plan came into force and effect on July 6, 2006. City Staff have determined that the application requires an amendment to the Official Plan as a portion of the development is not setback 10 metres from the top-of-bank, as required by Policy 3.4(8).

An application to the Committee of Adjustment was made in April 2007 to sever the lands for the purpose of creating 4 residential lots served by the common element condominium driveway. This application was heard by the Committee on June 20, 2007 and was deferred sine die to allow the completion of the rezoning and site plan process. The applicant has since appealed the Committee's deferral to the Ontario Municipal Board, as well as the applications for Rezoning and Site Plan Control.

Proposal

In October 2006, the applicant revised their application to 4 single-detached units. The four detached units will front onto a private driveway with access from Senlac Road. The proposed driveway is to be held in common condominium ownership. A total of two parking spaces per unit are provided.

The proposed total gross floor area has been reduced to approximately 1,301 m². The applicant is also proposing to convey 51 percent of the site to the TRCA. Further project information and details are contained on the attached Site Plan (Attachment 1) and Application Data Sheet (Attachment 8).

Site and Surrounding Area

The subject lands are located on the west side of Senlac Road, north of Sheppard Avenue West. The property has an area of 3,751 m² and is triangular in shape, with the northern boundary of the site being the Addington Greenbelt. The site has a frontage of approximately 12 metres on Senlac Road.

Abutting uses are as follows:

North: directly north of the site is a ravine known as the Addington Greenbelt. Further north there are single detached dwellings.

South: one semi detached house and the 3-storey Lansing Retirement Home.

East: single detached dwellings.

West: single detached dwellings.

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 PPS states that development and land use patterns which may cause environmental concerns will be avoided, and that Natural Heritage features and areas will be protected from incompatible development. Development and site alteration may be permitted on lands adjacent to Natural Heritage Areas if it has been demonstrated that there are no negative impacts on the natural features or on the ecological functions that are important for the area, in terms of features, functions, representation or amount, and if the development or site alteration contributes to an identifiable natural heritage system.

Toronto Official Plan

The majority of the subject land is designated as “*Neighbourhoods*” under the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as single and semi-detached dwellings, townhouses and interspersed walk-up apartments that are no higher than four storeys. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan provides policies for *Neighbourhoods* to ensure that new development respects and reinforces the physical pattern and character of established neighbourhoods. Policy 4.1(9) of the Official Plan provides development criteria to guide infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established neighbourhoods.

The northern portion of the site is designated as ‘*Parks and Open Space Areas (Natural Areas)*’. *Natural Areas* will be maintained primarily in a natural state, while allowing for some development such as compatible recreational facilities and conservation projects that protect, enhance or restore trees, vegetation, and other natural features.

The site is located in the natural heritage system shown on Map 9 of the Official Plan. Natural heritage policies in the Official Plan state that development in or near the natural heritage system will recognize natural heritage values, minimize potential impacts and where possible, restore and enhance the natural heritage system. Policy 3.4(8) stipulates that development is to be set back from the valley top-of-bank line by at least 10 metres.

Zoning

The property is zoned One-Family Detached Dwelling Fourth Density Zone (R4). The zoning permits single detached dwellings and accessory uses.

Site Plan Control

An application for Site Plan Control was submitted with the original application and has been revised to reflect the current proposal. The Site Plan Control application has also been appealed to the Ontario Municipal Board.

Ravine Protection By-law

The site is subject to the City of Toronto’s Ravine Protection By-law. A permit is required for the placement or altering of fill and the injury or destruction of trees in this area.

Tree Protection By-law

The application is subject to the City of Toronto Tree Protection By-law, City of Toronto Municipal Code, Chapter 813, Article III, regarding mature trees on the private property. A permit for injury and removal is required for the trees proposed to be removed to accommodate the proposed development.

Toronto and Regional Conservation Authority Fill Regulations

The Toronto Region and Conservation Authority (TRCA) has the power to regulate the placement of fill regulated areas and the altering of grade in certain designated areas. A portion of the subject site is located within a TRCA Fill Regulated Area.

Reasons for Application

An amendment to the City of Toronto Official Plan is required as a portion of the development is not set back 10 metres from the top-of-bank, as required by policy 3.4.8.

The R4 zoning that applies to this site does not allow the proposed infill development. A rezoning application is required in order to implement the necessary zoning standards that will regulate the new development.

Community Consultation

Planning staff held two community consultation meetings, the first of which was held on November 25, 2005. The meetings were attended by the local Councillor, Planning staff, the applicant and approximately 20 members of the public. Area residents also provided written comments to Planning staff. The concerns raised by residents with respect to the proposed development were generally related to the following matters:

- The proposed height, massing and design of the earlier proposed semi detached dwellings was not compatible with the surrounding community;
- The loss of the existing mature trees and landscape character of the site;
- Impacts on privacy and property values;
- Additional on-street parking required for visitors;
- Construction impacts on adjacent properties including noise and dust; and
- The adequacy of municipal servicing to the site.

A second meeting was held on January 31, 2007 to present the revised proposal of four detached units with a smaller building envelope. Although the residents were generally more satisfied with the revised proposal, there were still concerns relating to the additional parking required for visitors, impacts on privacy and the loss of existing vegetation.

Agency Circulation

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

COMMENTS

City of Toronto Official Plan

Natural Heritage and Ravine Issues

Since the original application, the City's Urban Forestry Services Division (Ravine Protection), City Planning and the TRCA have worked with the applicant to develop an appropriate boundary between the proposed development and the natural area that is to be protected. The lands situated beyond the 'development control line' (as illustrated on the site plan Attachment 5), comprising approximately 51% of the site, will be conveyed to the TRCA and placed in an open space/hazard land zoning designation and any structural encroachment will be prohibited.

Policy 3.4(8) of the Official Plan stipulates that development is to be set back from the valley top-of-bank by at least 10 metres. Units 1 and 2 are substantially set back from the top-of-bank by a minimum of 20 metres. Two of the units do not meet this requirement, with unit 3 being set back 5.5 metres and unit 4 set back 9.5 metres. The applicant has submitted a Geotechnical Evaluation (slope study) that identifies that the slope feature near these units is minimal and low risk. The applicant has also submitted a Natural Heritage Impact Study which has been reviewed by the TRCA, City Planning and Urban Forestry Ravine Planning. This study outlines a compensation program to restore and enhance the existing areas of vegetation located on the lands to be conveyed to the TRCA. Based on these studies, TRCA and Urban Forestry have approved the proposed building locations. All authorities are satisfied with the findings of the Natural Heritage Impact Study and that the proposed development allows for sufficient protection and enhancement of the existing natural features.

As a condition of the Site Plan Approval, Urban Forestry requires that the edge management/forest restoration plan, as well as the associated landscape plans, be revised and submitted for review and approval. Prior to the issuance of any building permits, the applicant will also be required to submit financial security to secure the work associated with the implementation of the edge management/forest restoration plan. Forest management activities including restoration planting to be implemented on the conveyed lands must commence no later than June 1, 2008.

Land Use and Built Form

The proposed development of 4 single detached dwellings is an appropriate land use. The site is designated as "Neighbourhoods" under the new Official Plan, which permit residential uses lower in scale such as single and semi-detached dwellings.

Policy 4.1(9) of the Official Plan provides criteria to guide infill development on properties that vary from the local pattern in terms of lot size, configuration and /or orientation in established Neighbourhoods. In response to concerns raised by City Staff and residents at the community consultation meeting, the applicant has made several revisions in terms of built form to provide for an appropriate fit within the existing neighbourhood. The type of housing has been revised from semi-detached to single detached dwelling, which is the predominant building form in the neighbourhood. In addition the number of units has been reduced from 10 to 4 and the height has been reduced from 3 storeys (11 metres) to 2 storeys (8.7 metres). The applicant has improved the overall massing of the development and has provided additional detailing on the elevations which, when combined with the recommended zoning provisions, results in a project that is compatible with the existing physical character of the adjacent neighbourhood and meets the requirements of the Official Plan.

Access, Parking and Servicing

Access to the site from Senlac Road is provided via a two-way common element 6 metre driveway with a 2.0 metre wide pedestrian walkway. A total of two parking spaces per unit (including visitor parking) has been provided in accordance with Zoning By-law 7625. Technical Services requires minor revisions including that the garage width for units 2 and 3 must be increased by 0.1 metres, which will be incorporated into the site specific zoning by-law.

Although the proposal is not subject to DIPS, the application does meet the policy's development standards, which will allow for waste collection vehicles to enter the site.

Trees

An arborist report was submitted by the applicant and has been reviewed by Urban Forestry. The Private Tree By-law regulates injury or removal of privately owned trees which measure 30 centimeters in diameter or more as measured 1.4 metres above ground level. Eleven of these trees are proposed for retention and protection. Where it is not possible to retain a tree on private property that qualifies for protection under the private tree by-law, it will be necessary for the applicant to submit an Application to Injure/Destroy Trees to Urban Forestry Services. The tree protection proposed in the arborist report and the location of the tree protection barriers is generally satisfactory Urban Forestry Services, subject to minor revisions.

Development Charges

It is estimated that the Development Charges for this project will be \$41,660.00. This is an estimate. The actual charge is assessed and collected upon issuance of the Building Permit.

CONTACT

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E-mail: kjones2@toronto.ca

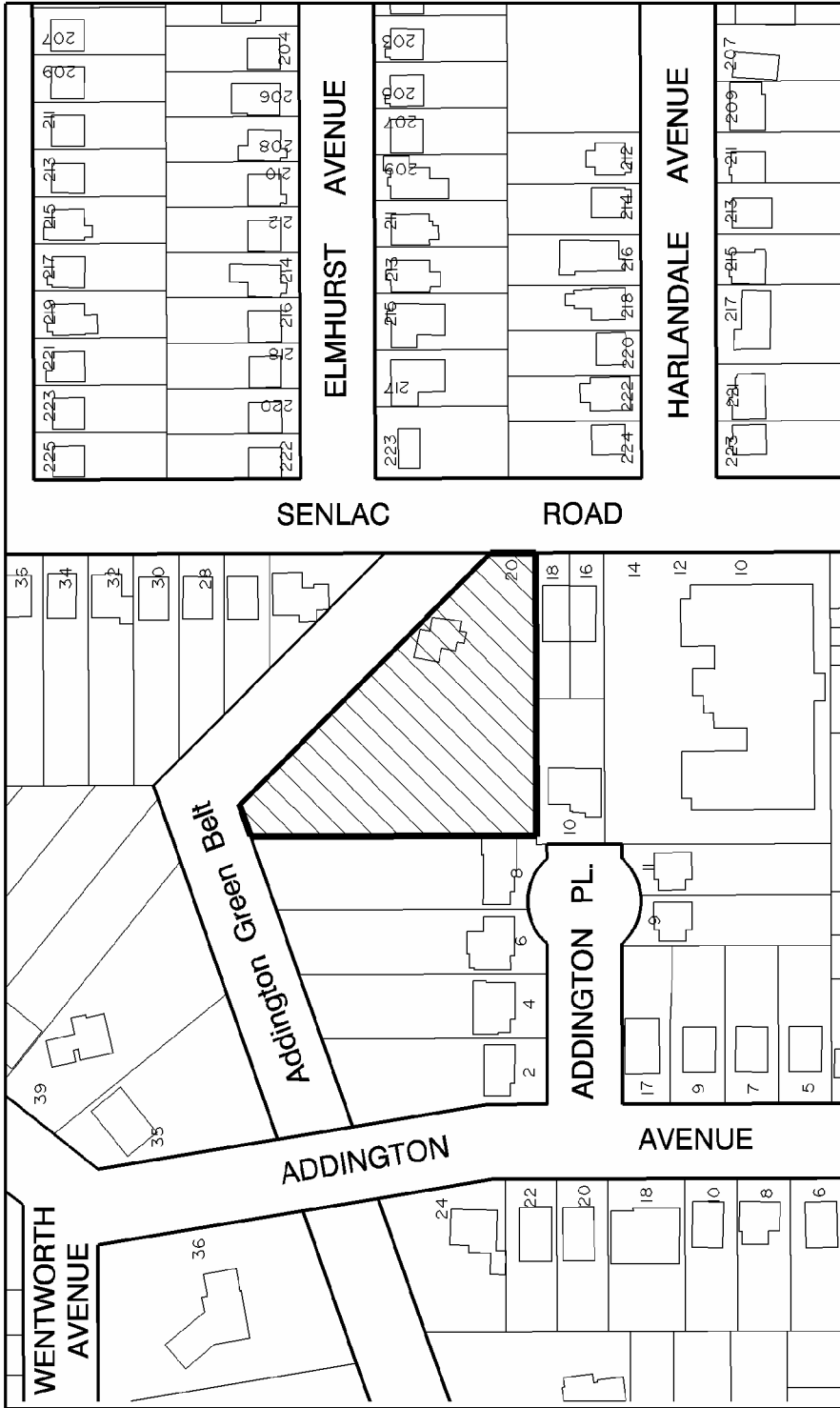
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Context Plan
Attachment 3: Elevations
Attachment 4: Proposed Official Plan Amendment
Attachment 5: Valleylands Recommended for Conveyance
Attachment 6: Proposed Conditions of Zoning By-law Amendment
Attachment 7: Proposed Conditions of Site Plan Approval
Attachment 8: Application Data Sheet

Attachment 2: Context Plan



20 Senlac Road
File # 04_148914

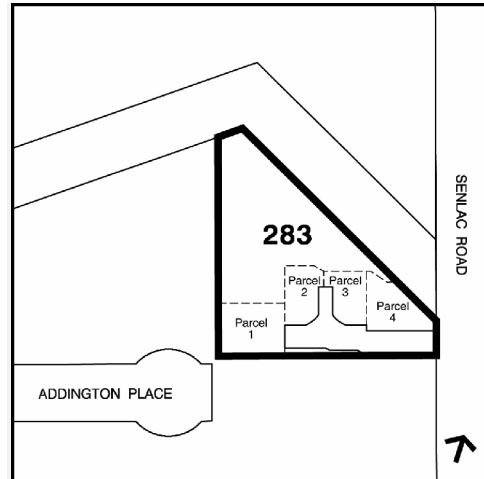


Toronto City Planning
Context Map

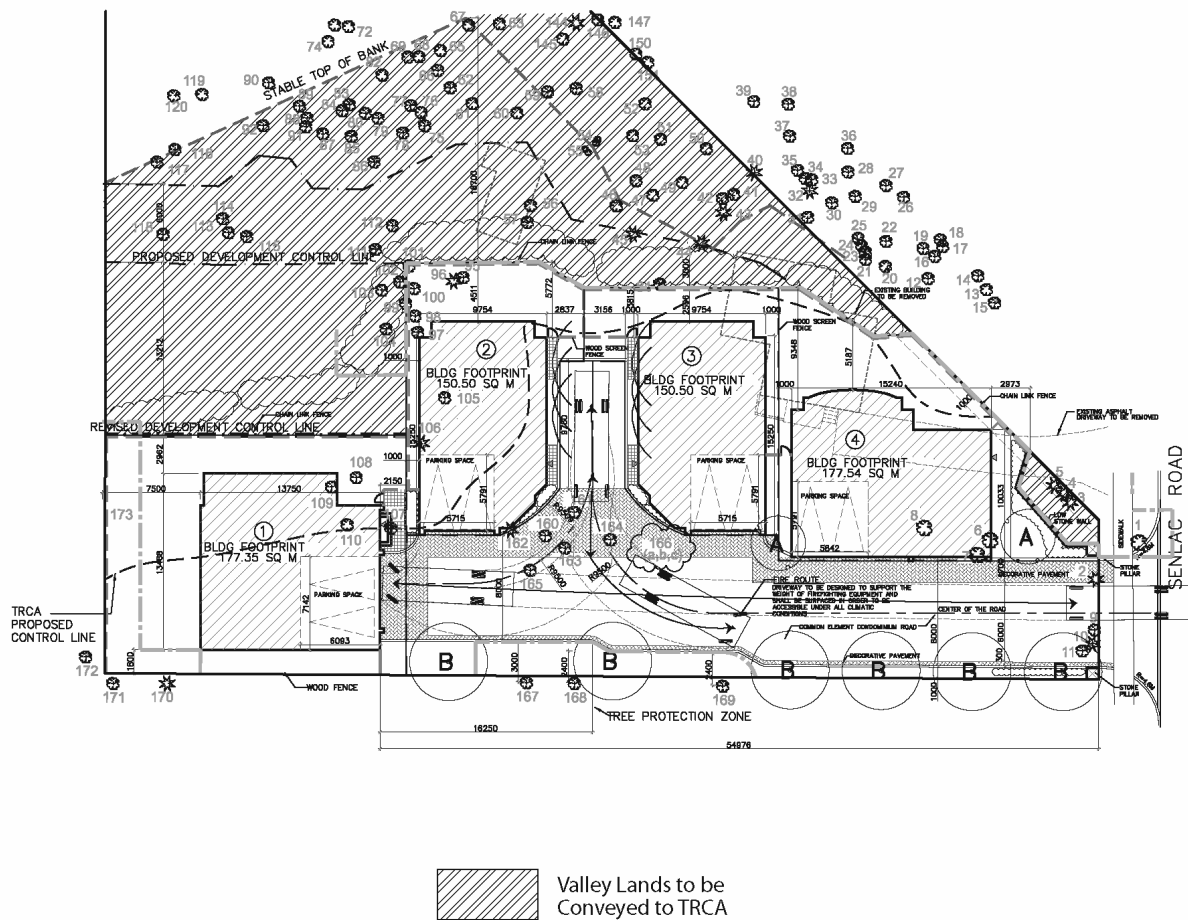
Attachment 4: Proposed Official Plan Amendment

283. 20 Senlac Road

Development on Parcel 3 may be set back a minimum of 5.5 metres from the ravine top-of-bank. Development on Parcel 4 may be set back a minimum of 9.5 metres from the ravine top-of-bank.



Attachment 5: Valleylands Recommended for Conveyance



Site Plan

Applicant's Submitted Drawing

Not to Scale

20 Senlac Road

File # 04_148914

Attachment 6: Proposed Conditions of Zoning By-law Amendment

The site-specific amendment to Zoning By-law No. 7625 is to include, among other matters, the following provisions specified in the implementing Zoning By-law to the satisfaction of the City Solicitor and the Director, Community Planning, North York District:

Block 1 (Residential Development)

- (i) the only permitted uses shall be one-family detached dwellings;
- (ii) a maximum total of four one-family detached dwellings;
- (iii) a maximum gross floor area of 354 m² per one-family detached dwelling;
- (iv) a maximum combined total gross floor area for all dwelling units of 1,301 m²;
- (v) maximum coverage of 20%;
- (vi) maximum height of 8.8 m;
- (vii) maximum number of storeys of 2;
- (viii) minimum parking dimensions of 2.7 m (width) by 5.5 m in (length);
- (ix) minimum garage length is 5.7 metres;
- (x) minimum of two parking spaces per dwelling;
- (xi) minimum garage width is 5.8 metres.

Block 2 (Open Space)

- (i) the lands be rezoned from One-Family Detached Dwelling Fourth Density Zone to Open Space Zone (O1). There shall be no structural encroachments permitted in this zone.

Attachment 7: Conditions of Site Plan Approval

The City Planning Division, North York District, has completed the review of the proposal for the development of four one-family dwellings on the property at 20 Senlac Road as outlined in the following plans and drawings:

Drawing Number	Title of Plan	Date Stamped	Revision Date	Prepared By
SP-1	Site Plan	May 1, 2007	April 30, 2007	K.C. Au Architects
SP-2	Elevations/Site Sections	May 1, 20007	April 30, 2007	K.C. Au Architects
SP-3	Unit 2 Floor Plans and Elevations	August 15, 2006	August 8, 2006	K.C. Au Architects
SP-4	Unit 3 Floor Plans and Elevations	August 15, 2006	August 8, 2006	K.C. Au Architects
SP-5	Unit 4 Floor Plans and Elevations	May 1, 2007	April 30, 2007	K.C. Au Architects
SP-6	Elevations/Site Sections	May 1, 2007	April 30, 2007	K.C. Au Architects
L-1	Landscape Plan	December 22, 2006	December 14, 2006	Alexander Budrevics and Associates Ltd.
L-2	Landscape Details	December 22, 2006	December 14, 2006	Alexander Budrevics and Associates Ltd.
L-3	Edge Mangement and Forest Restoration Plan	December 22, 2006	December 14, 2006	Alexander Budrevics and Associates Ltd.

Prior to final approval of the plans and drawings listed herein and to satisfy applicable law requirements of Section 114 of the City of Toronto Act, the owner shall be required to fulfill the following conditions of site plan approval:

1. The execution of a site plan agreement.

2. Submission of financial securities to guarantee the provisions below:
 - 2.1 The owner shall submit a financial guarantee to the City Planning Division to secure Urban Forestry Ravine Protection matters prior to final approval. City Staff have reviewed the cost estimate that was submitted and have determined that the financial security required is CDN \$49,896.
 - 2.2 The owner shall submit to the Chief Financial Officer and Treasurer as a deposit a letter of credit or certified cheque for 120% of the value of the on-site landscaping, fencing, plantings, decorative paving, retaining walls and other landscape features. The letter of credit shall be in a form satisfactory to the City Treasurer in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of term, to complete all outstanding work required by these conditions. The deposit shall be returned to the Owner at such time as the Director is satisfied that the property has been developed in accordance with the approved drawings and the conditions of approval.
3. The owner is required to amend the Site Plan Drawings and/or studies and/or drawings to address the following comments and resubmit for the review and acceptance by the Executor Director of Technical Services prior to final site plan approval as follows:

Site Plan Dwg. SP-1 dated revised April 2007, prepared by K.C. Au Architects to include on the plan as follows:

 - 3.1 that the driveway entrance detail shall be as per City of Toronto standard for Urban Entrances, T-350.01;
 - 3.2 that the proposed new access must be at least 1.0 metres from existing utilities;
 - 3.3 appropriate signage must be provided on-site detailing that parking is prohibited in the 6.0 metres private roadway;
 - 3.4 appropriate signage shall be placed on-site in close proximity to the loading area, prohibiting parking within this space at any time, given that I could inhibit the maneuverability of vehicles from Unit 1 and/or any other vehicles at the site; and
 - 3.5 that the garage width for units 2 and 3 must be increased by 0.1 metres.

Site Servicing Plan C-1 dated revised May 2007, prepared by John Towle Associates Ltd. Consulting Engineers to include on the plan that:

- 3.6 a title block, to the satisfaction of Technical Services staff for acceptance and signature by the manager of Development Engineering.
4. The owner is required to convey the valley lands (land beyond the development control line) to the Toronto Region Conservation Authority (TRCA), for nominal consideration prior to the issuance of any building permit.
5. The owner shall apply for and receive a TRCA permit under Ontario Regulation 166/06 prior to site clearing and/or the issuance of any building permit.
6. The owner shall install a Plywood or chainlink tree protection in the locations indicated in the Vegetation Analysis Plan by Alexander Budrevics & Associates Limited dated October 6, 2006, including the following revisions: hoarding shall be installed along the complete “revised development control line”, and tree nos. 167-169 shall be protected by a continuous hoarding barrier including a full tree protection zone for tree no. 169 as per condition a) of this memorandum. Tree protection shall be installed in accordance with the City’s Tree Protection Policy and Specifications for Construction near Trees and/or to the satisfaction of Urban Forestry. Once the hoarding has been installed the applicant/owner shall notify the Urban Forestry Planner (Ravines) North District at 416-392-0585 to arrange for an inspection of the site and approval of the tree protection requirements.
7. The owner shall install Sediment control fencing that complies with Ontario Provincial Standards (OPSD-219.110) along the “revised development control line”.

Please note that if these conditions are not fulfilled within 2 years of the date of this notice, then this notice is no longer valid and a new submission is required unless a written request for time extension is received and granted by the Director of Community Planning.

In addition to the above, the following conditions are to be fulfilled following the issuance of notice of approval conditions for the site plan and will be incorporated into a site plan agreement:

1. The lands shall be developed and maintained in accordance with the approved Site Plan drawings and conditions of approval. The Owner acknowledges that notwithstanding this approval, the lands shall be developed in accordance with the applicable zoning by-law(s) and that it is the responsibility of the Owner to ensure that the development is in conformity with the applicable zoning by-law(s) to the satisfaction of the Chief Building Official.

2. The Owner shall develop the lands in accordance with the requirements and conditions contained in the following:
 - a) Technical Services Division memorandum dated June 19, 2007;
 - b) Toronto Region Conservation Authority memorandum dated November 24, 2006;
 - c) Parks, Forestry and Recreation (Urban Forestry Ravine Protection) memorandum dated November 24, 2006;
 - d) Bell Canada memorandum dated October 19, 2004;
 - e) Parks and Recreation memorandum dated July 22, 2004;
 - f) Toronto District School Board memorandum dated July 12, 2004.
3. All of the work shown on the approved drawings and all of the work required by the conditions of this approval shall be completed within 3 years from the date of this approval failing which, this approval shall require an extension by the Director, Community Planning, North York District (the "Director"), or his successor, prior to the issuance of any building permit.
4. The owner shall agree that all refuse and recycling storage shall be contained within the building. Refuse and recycling materials shall be transported to the collection area on collection days only. The Owner acknowledges that garbage shall be collected in accordance with Garbage By-law 235-2001, as amended.
5. The owner shall agree that all driveways, loading and parking areas shall be paved with asphalt, turfstone, concrete or concrete unit pavers.
6. The owner shall agree that designated parking spaces for persons with disabilities shall be identified with proper signage and logos to the satisfaction of the Director of Transportation Services, Technical Services Department, or his successor. All designated parking spaces, walkways and curb ramps shall conform to the City of Toronto (formerly North York), "Barrier-Free Accessibility, Design Guidelines and Policy Handbook (Exterior Guidelines)."
7. The owner shall agree that all site illumination shall be designed to prevent the spread of light onto adjacent properties.
8. The owner shall agree that no signage, satellite dishes, cellular telephone antennae or associated equipment shall be provided on the roof of the building, without the prior approval of the Director.

9. The owner shall agree that all above-grade electrical transformers, gas regulators, and other equipment are not permitted above grade in any yard abutting a public street unless screened from view with landscaping or fencing to the satisfaction of the Director, or his successor. All clearances from Toronto Hydro facilities must be maintained to the satisfaction of Toronto Hydro or such successor body. The owner shall make arrangements to the satisfaction of the affected Utility for the installation, relocation and protection of all utilities.
10. The municipal address of the project is to be well illuminated, provided in a prominent location and designed to be easily readable from adjacent streets.
11. Site grading shall be designed to ensure that there are no drainage problems created on a adjacent lands.
12. The owner shall agree that all existing trees scheduled to be preserved shall be maintained in accordance with the City of Toronto Standards For The Protection And Care Of Trees. Any tree that is removed in contravention of the Site Plan Approval, or that is severely damaged, shall be replaced with a tree or trees of similar value to the satisfaction of the Director in consultation with the Urban Forestry Division.
13. The site plan agreement will also stipulate the following:
 - (a) The Owner acknowledges that where it fails to promptly complete the work required by this Agreement, the City, in addition to and without prejudice to any other rights which it may have pursuant to this Agreement or otherwise at law, may enter onto the lands, perform such work and take any steps as are required, in the sole discretion of the City, to carry out and complete the work.
 - (b) The Owner agrees that the City has the right to recover the total cost of all work and materials, plus a management fee equal to 20 percent of the total cost of such work and materials. In addition to any other remedies it may have, the City may collect the sums owing in like manner as municipal taxes, with all such amounts to be payable as directed by City Council pursuant to Section 427 of the Municipal Act.
 - (c) The Owner acknowledges that the City enters onto the lands solely as the agent of the Owner, and such entry shall not be deemed, for any purpose, to constitute acceptance or assumption of all or any portion of the work required by this Agreement.
 - (d) The Owner shall, at all times, indemnify and save harmless the City from and against any and all claims, demands, losses, costs, charges, expenses, actions and other proceedings (including those in connection with workplace safety and insurance compensation or any similar or successor

arrangements) made, brought against, suffered by or imposed on the City or its property in respect of any failure by the Owner to fulfill any of its obligations under this Agreement in respect of its responsibility for any potential soil contamination or remediation of the lands.

- (e) The Owner agrees:
 - (i) that it shall save harmless, defend and fully indemnify the City, and each of the persons under the City's jurisdiction, from and against all actions, suits, claims, and demands which may be brought against or made upon the City, and any persons under the City's jurisdiction, and from and against all loss, costs, charges, damages and expenses which may be sustained, incurred or paid by the City, and each of any persons under the City's jurisdiction, by reason of, or on account of, or in consequence of this clause;
 - (ii) that it will pay to the City and to each of any persons under the City's jurisdiction, on demand, any loss, costs, or damages which may be sustained, incurred or paid by the City in consequence of any such action, suit, claim or demand; and
 - (iii) on default of such payment all such loss, costs or damages and all such monies so paid or payable may be recovered in any court of competent jurisdiction.

Attachment 8: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	04 148914 NNY 23 OZ
Details	Rezoning, Standard	Application Date:	June 21, 2004

Municipal Address: 20 SENLAC RD, TORONTO ON M2N 2K7
 Location Description: PLAN 2069 N PT LOT 2 **GRID N2302
 Project Description: Propose 4 detached dwelling units.

Applicant:	Agent:	Architect:	Owner:
WILLIAM HOLMAN			PETER SCHOETTLE

PLANNING CONTROLS

Official Plan Designation:	NEIGH, OPEN SPACE	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	3751	Height:	Storeys:	2
Frontage (m):	12.19		Metres:	8.8
Depth (m):	76.03			
Total Ground Floor Area (sq. m):	655.89			Total
Total Residential GFA (sq. m):	1300.55		Parking Spaces:	8
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1300.55			
Lot Coverage Ratio (%):	17.5			
Floor Space Index:	0.35			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo, Freehold			
Rooms:	0	Residential GFA (sq. m):	1300.55	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:	4	Institutional/Other GFA (sq. m):	0	0
Total Units:	4			

CONTACT: **PLANNER NAME:** **Kelly Jones, Planner**
 TELEPHONE: **(416) 395-7127**