

**20 Senlac Rd – Official Plan Amendment – Final Report**

<b>Date:</b>	November 12, 2007
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 23 – Willowdale
<b>Reference Number:</b>	07 265264 NNY 23 OZ

**SUMMARY**

An application for an Official Plan Amendment has been submitted to permit four single detached residential dwellings at 20 Senlac Road. At the time of the original rezoning application in 2004, the proposed development conformed to the former City of North York’s Official Plan. This application is required to permit the development to be within 10 metres of top-of-bank of the adjacent ravine, a requirement of the City of Toronto Official Plan.

The purpose of this report is to recommend approval of the proposed Official Plan Amendment.

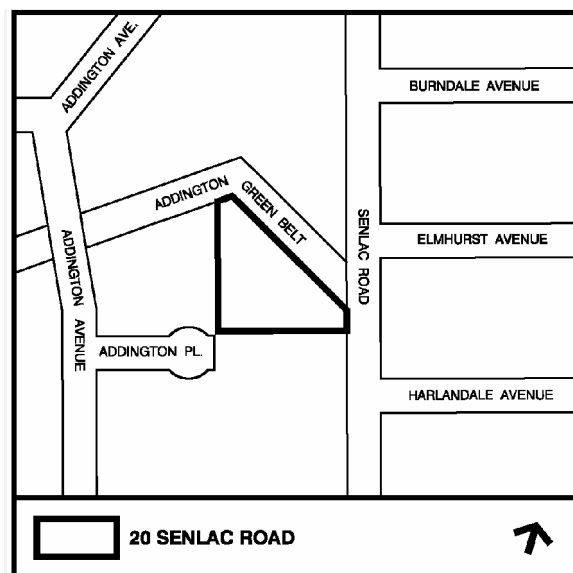
**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2

**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 m<sup>2</sup>. At the time of the application the proposal fell under the former North York Official Plan and did not require an Official Plan Amendment.

On July 6<sup>th</sup> 2006, the new City of Toronto Official Plan came into force and effect. In processing the application under the new Official Plan, it was determined that an amendment to the new Plan would be required to permit the development within 10 metres of top-of- bank, as required by Policy 3.4.8.

In June 2007, the applicant appealed the rezoning and the site plan applications to the Ontario Municipal Board (OMB).

A Request for Directions Report (dated August 23, 2007) recommended approval to amend the Zoning By-law and approval of the Site Plan Control application. In reporting on these applications, staff also recommended an amendment to the City of Toronto Official Plan to permit two of the four detached dwelling units to be set back less than 10 metres from top-of-bank.

At its meeting of September 27<sup>th</sup>, 2007, City Council refused the Zoning By-law Amendment and Site Plan Control applications. This report can be accessed at:

<http://www.toronto.ca/legdocs/mmis/2007/ny/bgrd/backgroundfile-6062.pdf>

The applicant must now apply for an amendment to the Official Plan. This report deals with the formal Official Plan Amendment.

### **Proposal**

The applicant is proposing four single detached dwelling units, with two parking spaces per unit provided in integral at grade garages. The four units will front onto a private 8 metre wide driveway with access from Senlac Road, and will have a total gross floor area of approximately 1301 m<sup>2</sup>. The applicant has agreed to convey 51% of the site to the Toronto Region Conservation Authority (TRCA).

### **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 m<sup>2</sup> 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 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.

### **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.

### **COMMENTS**

This application has been caught in a position in which the original application did not require an amendment to the former City of North York's Official Plan. However, it now requires an amendment to the City of Toronto Official Plan with respect to setbacks from top-of-bank. The applicant has appealed the rezoning and site plan applications to the OMB. As there was neither an Official Plan Amendment application made, nor an appeal of the City of Toronto Official Plan when it was approved, the applicant is now required to submit an application to amend the Official Plan.

For the reasons outlined in the August 23, 2007 Directions report, it is recommended that this application for an Official Plan Amendment be approved. In summary, the report stated:

- Units 1 and 2 are substantially set back from the top-of-bank by a minimum of 20 metres;
- Units 3 and 4 do not meet the Official Plan policy that stipulates that development is to be set back from the valley top-of-bank by a minimum of 10 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.

## **CONTACT**

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## **SIGNATURE**

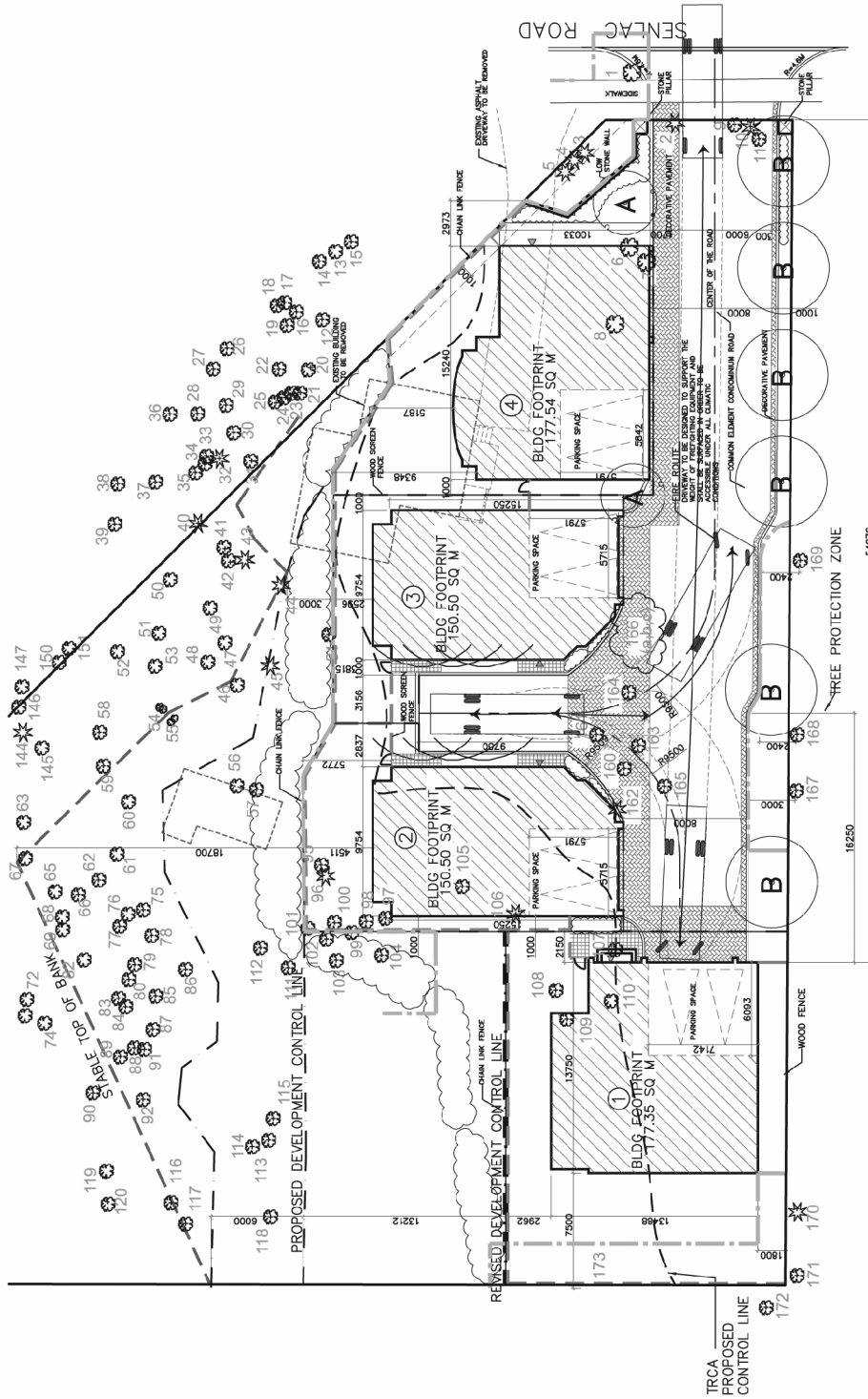
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Thomas C. Keefe, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Proposed Official Plan Amendment  
Attachment 3: Application Data Sheet

# Attachment 1: Site Plan



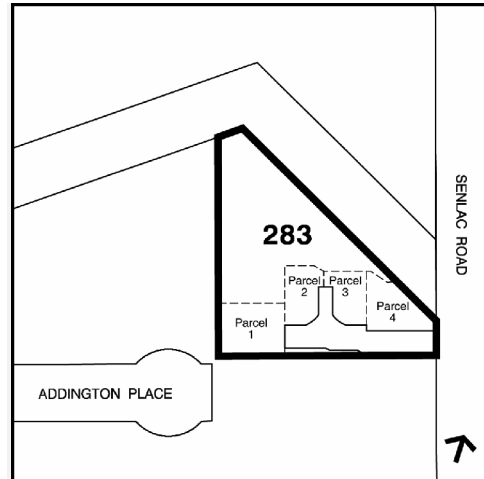
**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 07/19/07

**20 Senlac Road**  
 File # 04\_148914

## Attachment 2: 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 3: Application Data Sheet

#### APPLICATION DATA SHEET

Application Type	Official Plan Amendment	Application Number:	07 265264 NNY 23 OZ
Details	OPA, Standard	Application Date:	September 26, 2007

Municipal Address: 20 SENLAC RD  
 Location Description: PLAN 2069 N PT LOT 2 \*\*GRID N2302  
 Project Description: Application to permit four single detached residential dwellings.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
WALKER NOTT DRAGICEVIC ASSOCIATES LTD. ROBERT A. DRAGICEVIC			BILL JOYCE

#### PLANNING CONTROLS

Official Plan Designation:	NEIGH	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:	8.6
Depth (m):	76.03			
Total Ground Floor Area (sq. m):	655.89			<b>Total</b>
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
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:	4	Institutional/Other GFA (sq. m):	0
Total Units:	4		

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