

**262 Dean Park Road - Zoning and Subdivision Applications - Preliminary Report**

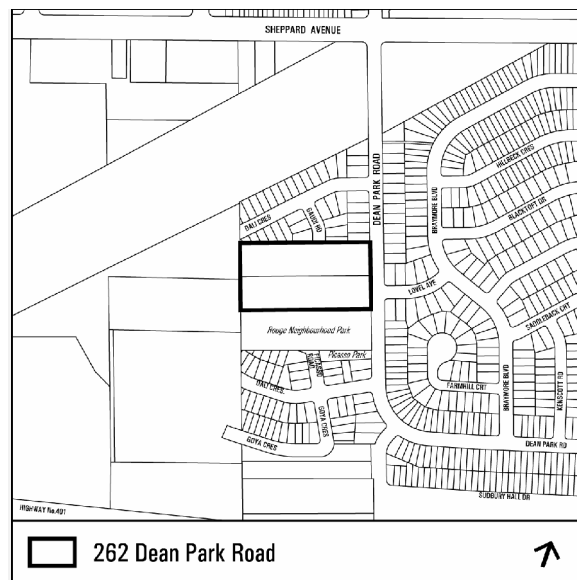
<b>Date:</b>	March 12, 2007
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward No. 44 – Scarborough East
<b>Reference Number:</b>	File Nos. 07 101100 ESC 44 OZ & 07 101103 ESC 44 SB

**SUMMARY**

The applicant has filed applications for a zoning by-law amendment and draft plan of subdivision approval to permit 34 single detached residential lots at 262 Dean Park Road. These applications were made after January 1, 2007, and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

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

The application should proceed through the regular planning review process. A final report and public meeting is targeted for the fall of 2007, provided that all required information is provided by the applicant in a timely manner and issues raised during the review are resolved.



**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.

## **BACKGROUND**

These applications were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant has filed applications for draft plan of subdivision approval and to amend the Rouge Community Zoning By-law No. 15907 to permit an infill residential development on the subject lands. The proposal contemplates rezoning and subdividing the lands in order to facilitate the creation of 34 single detached residential lots. Seven of the 34 lots front onto Dean Park Road while the remainder of the proposed lots front onto the proposed extension of the existing public road (Gaudi Road). A pedestrian walkway to a small park is also proposed at the southeast end of the site.

### **Site and Surrounding Area**

The subject lands are located on the west side of Dean Park Road, south of Sheppard Avenue East. The site is approximately 2.01 ha (4.97 ac) in size. The lands are generally flat and rectangular in shape and many trees currently exist on the site. The 3 structures at the west end of the site which include a small 1 storey residential dwelling, storage building and garage will be demolished to facilitate the proposed development.

North: Single detached residential uses

South: Immediately south of the subject lands is a vacant lot and further south are single detached residential homes

East: Immediately east of the subject lands is Dean Park Road; further east are single detached residential homes

West: Immediately west is a vacant lot with an Agricultural land use designation

### **Official Plan**

In the Toronto Official Plan the subject lands are located within a 'Neighbourhoods' land use designation. 'Neighbourhoods' are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural

and recreational facilities and small-scale retail, service and office uses are also provided for in 'Neighbourhoods'.

The proposal complies with the policies of the Toronto Official Plan

### **Zoning**

The subject property is within an Agricultural Uses, (AG) zone in the Rouge Community Zoning By-law No. 15907. The 'Agricultural Uses' zoning category permits Agricultural Uses and Day Nurseries. The site is subject to Exception 33 which, under an additional uses provision, permits single family dwellings in accordance with prescriptive performance standards.

A zoning by-law amendment would be needed to permit the scale of residential development proposed.

### **Site Plan Control**

The lands are not subject to site plan control.

### **Reasons for the Application**

The site is zoned Agricultural Uses (AG) and is subject to exception 33, which permits single family dwellings. This exception includes ground floor area provisions, side yard setbacks and minimum lot frontages and depths. A zoning by-law amendment is required to redesignate the subject lands for residential uses and to form appropriate performance standards. The applicant requires the lands to be rezoned prior to draft plan of subdivision approval.

## **COMMENTS**

### **Issues to be Resolved**

#### **Tree Preservation**

An Arborist's Report has been filed with the application. The report indicates that most of the trees on the site are either in 'poor' or 'fair' condition. Urban Forestry Staff have been circulated and the feasibility of preserving the trees in 'good' condition will need to be considered in the review of the application.

#### **Urban Design**

Infill residential development must always respect the character of the surrounding area. The lot frontages that are being contemplated for Gaudi Road are slightly smaller than the existing lots surrounding the proposal. The appropriateness of the configuration of the proposed lots and the proposed walkway linkage will need to be addressed in the review of the application.

#### **Servicing**

A Functional Servicing Report has been submitted in support of the application. The report concludes that the existing municipal services are sufficient to adequately service

the proposed development. The report has been circulated to Technical Services staff for review and comment on site servicing and other technical matters.

### **Heritage Preservation/Archaeology**

A Stage 1-3 Archaeological Assessment was filed as a part of the application. The assessment details that a total of 14 artifacts were recovered during the process of excavations on the site. The report indicates that the artifact yields on the subject lands are considered low and further work would not be meaningful. Furthermore, the report recommends that the site should be considered free of archaeological concerns. Heritage Preservation Services has been circulated the report for review and comment.

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

### **CONTACT**

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### **SIGNATURE**

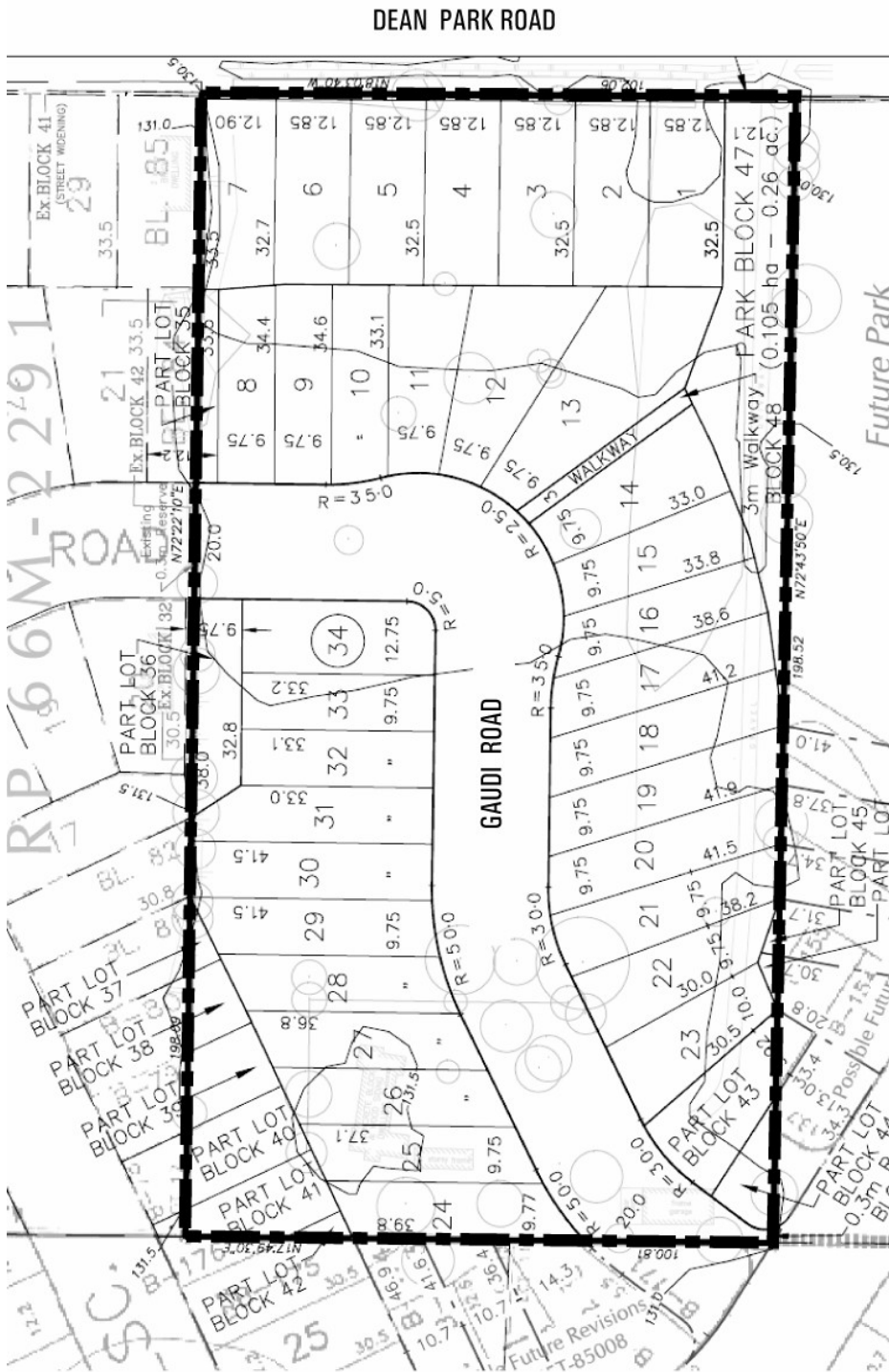
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Allen Appleby, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

Attachment 1: Draft Plan of Subdivision Plan  
Attachment 2: Zoning  
Attachment 4: Application Data Sheet

**Attachment 1: Draft Plan of Subdivision**



**262 Dean Park Road**

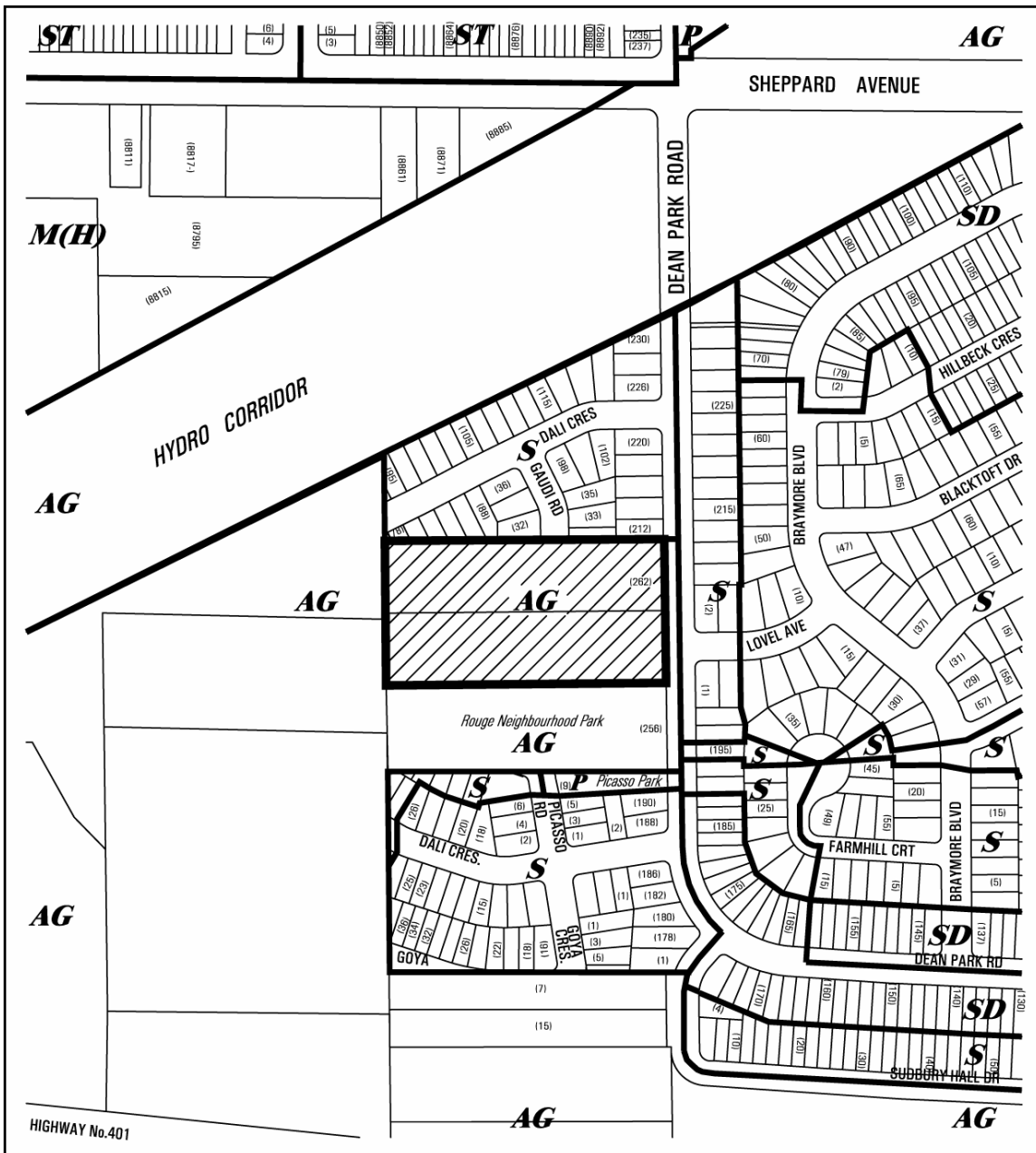
**Draft Plan of Subdivision**

Applicant's Submitted Drawing

Not to Scale  
03/09/07

File # 07-101100 OZ; 07-101103 SB

## Attachment 2: Zoning



**TORONTO** City Planning  
Division  
**Zoning**

262 Dean Park Road  
File # 07-101100 OZ; 07-101103 SB

**S** Single Family Residential  
**SD** Semi-Detached Residential  
**ST** Street Townhouse Residential

**P** Parks  
**AG** Agricultural Uses  
**M** Industrial Zone  
**(H)** Holding Provision

Rouge Community & Rouge Employment District Bylaws  
Not to Scale  
01/30/07



### Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	07 101100 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	January 8, 2007

Municipal Address: 262 DEAN PARK RD, TORONTO ON M1B 3M1  
 Location Description: PL 279 BLK F PT LT16 \*\*GRID E4401  
 Project Description: To construct 34 single detached dwellings.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
TUNNEY PLANNING INC			PARK LANE BAYVIEW HOMES INC

**PLANNING CONTROLS**

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	AG-Agricultural Uses	Historical Status:	
Height Limit (m):		Site Plan Control Area:	N

**PROJECT INFORMATION**

Site Area (sq. m):	20109.99	Height:	Storeys:	0	
Frontage (m):	102.06		Metres:	0	
Depth (m):	198.5				
Total Ground Floor Area (sq. m):	Not available				<b>Total</b>
Total Residential GFA (sq. m):	Not available		Parking Spaces:	68	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	Not available				
Lot Coverage Ratio (%):	Not available				
Floor Space Index:	Not available				

**DWELLING UNITS**

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

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	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:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	34			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Jeffery Sinclair, Planner</b>
	<b>TELEPHONE:</b>	<b>416-396-7685</b>