



STAFF REPORT INFORMATION ONLY

Status Report Official Plan & Zoning Application 25 Herron Avenue

Date:	December 20, 2006
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Ward:	Ward 35 – Scarborough Southwest
Reference Number:	File No. 04 126266 ESC 35 OZ

SUMMARY

The purpose of this report is to advise Scarborough Community Council on the status of negotiations with the applicant with respect to the proposed development form and density, and on the status of the owner's appeal of this application to the Ontario Municipal Board.

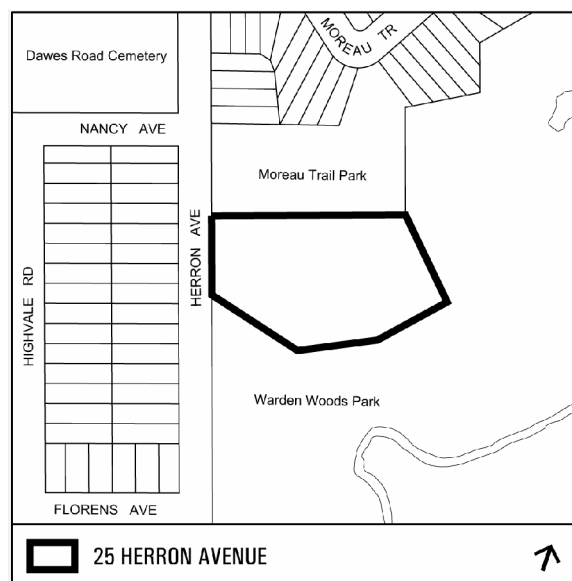
FINANCIAL IMPACT

There are no financial implications.

DECISION HISTORY

On September 13, 2006, Scarborough Community Council considered a Request for Direction report from the Director, Community Planning, Scarborough District dated August 22, 2006 regarding the owner's appeal of this application to the Ontario Municipal Board (O.M.B.). Community Council directed that:

- 1) the City Solicitor oppose the application in its current form at the O.M.B.;



- 2) staff continue negotiations with the owner to achieve a reduced development density more consistent with the form of development contemplated by the Scarborough and Toronto Official Plans which consists of a maximum of 14 single-detached, semi-detached and/or townhouse dwelling units accessed by a new public street on the site; and,
- 3) the Director, Community Planning, Scarborough District report to Scarborough Community Council in January 2007 on the status of negotiations with the applicant.

Consolidated Clause 23 in Scarborough Community Council Report 7 in this regard, which includes these directions together with the staff report, was considered by City Council on September 25, 26 and 27, 2006 and is available for viewing at <http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/sc7rpt/cl023.pdf>.

This report responds to the third direction above.

ISSUE BACKGROUND

The application proposes 33 free-hold common element condominium townhouses of 3 to 3½ storeys (Attachments 1 to 3). The owner is also proposing to dedicate the southerly (and easterly) approximately 37 percent of the site (shown as 'Open Space Block' and 'Buffer Zone' on Attachment 1) in a natural, undeveloped condition to the City and/or Toronto and Region Conservation Authority for enhancement of the adjacent Taylor – Massey Creek ravine.

The applicant on June 6, 2006 appealed the application to the O.M.B. citing the lack of a decision on it pursuant to Sections 22 (7) and 34 (11) of the Planning Act. A hearing date on this appeal has not yet been set.

COMMENTS

The City Solicitor, in consultation with Planning staff, has made numerous attempts over the past months to initiate discussions in this regard with the owner, through the owner's solicitor.

To date, these attempts have been unsuccessful as the solicitor advises she has been unable to obtain instructions from her client. The subject property is now up for sale.

As a result of the sale sign on the property, Planning staff have received four inquiries about the property, and have discussed both the planning background of the application and the August 22, 2006 staff report with the callers. Planning staff, however, are unable to advise further on the current status of any sales negotiations.

In a letter to the owner's solicitor dated December 5, 2006 (copied to the City), the O.M.B. notes the Scarborough Community Council decision and recommendations from September and expresses concern about inactivity in this regard. The Board has requested a written status update from the owner by January 4, 2007, failing which the Board may dismiss the appeal and close its file.

City staff will continue to monitor this file and report further to Scarborough Community Council if necessary.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

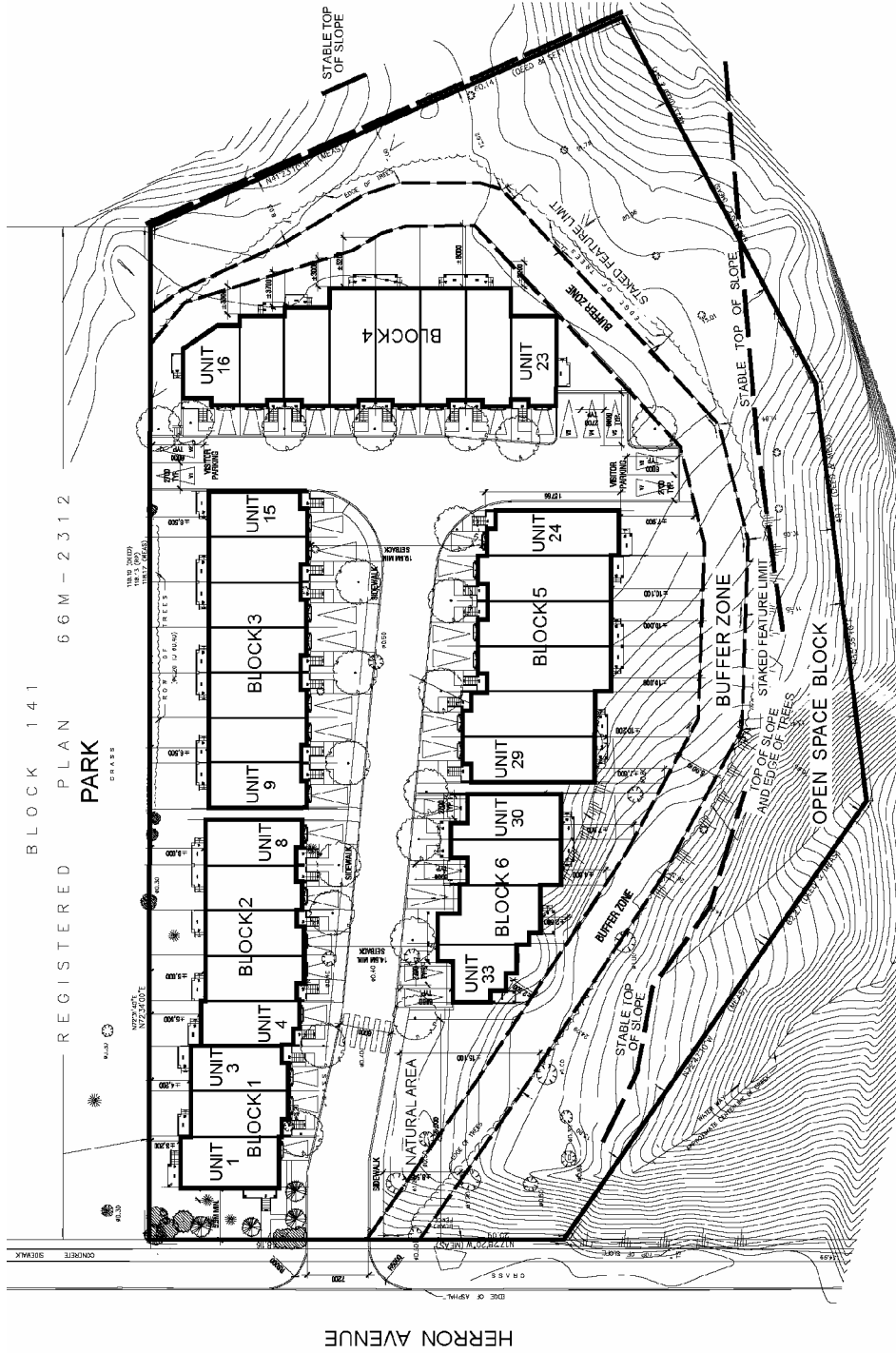
Attachment 1: Proposed Site Plan

Attachment 2: Proposed Building Elevations (Blocks 1, 2 & 3)

Attachment 3: Proposed Building Elevations (Blocks 4, 5 & 6)

Attachment 4: Application Data Sheet

Attachment 1: Proposed Site Plan



Site Plan

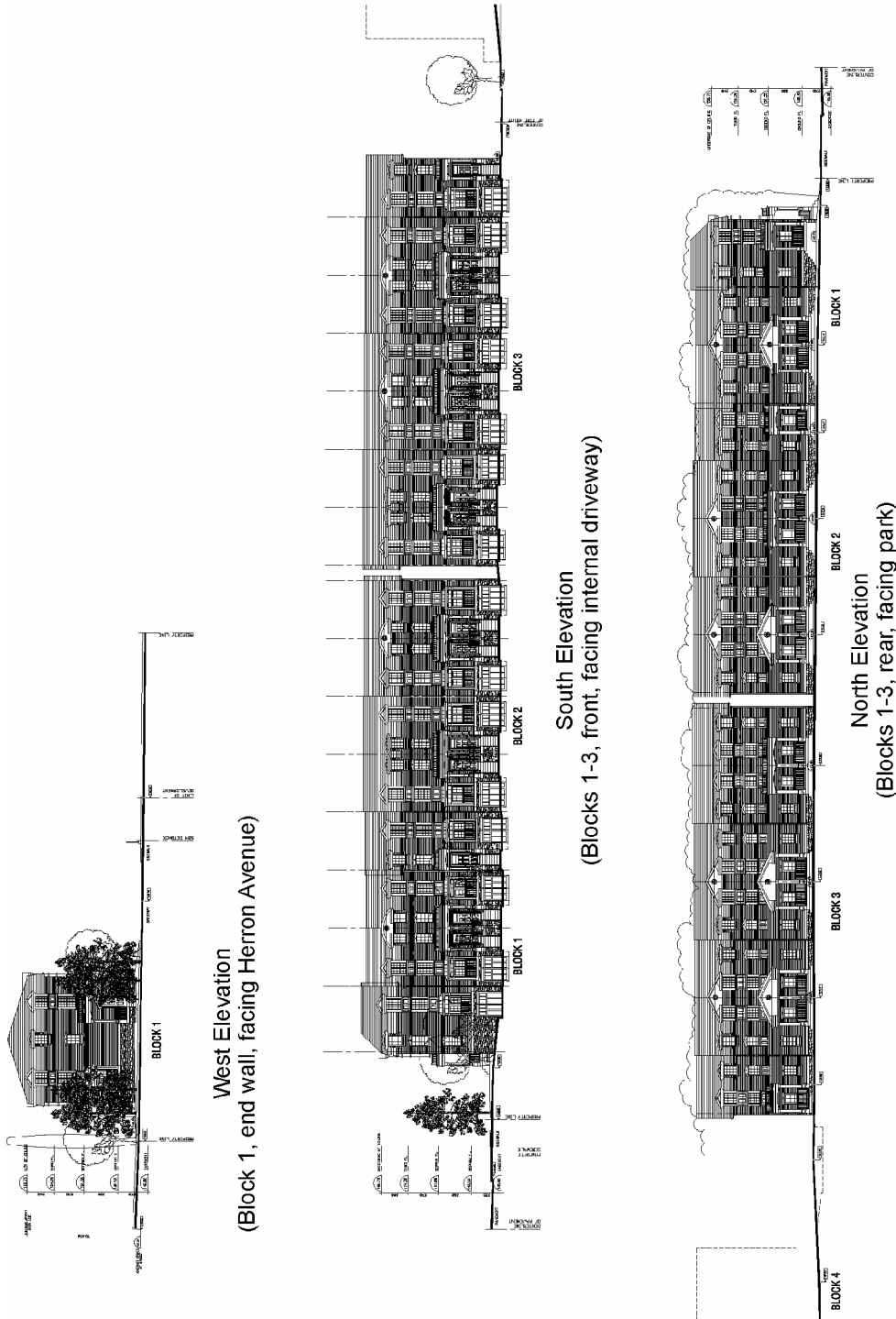
25 Herron Avenue

Applicant's Submitted Drawing

Not to Scale
8/29/06

File # 04-126266 0Z

Attachment 2: Proposed Building Elevations (Blocks 1, 2 & 3)



25 Herron Avenue

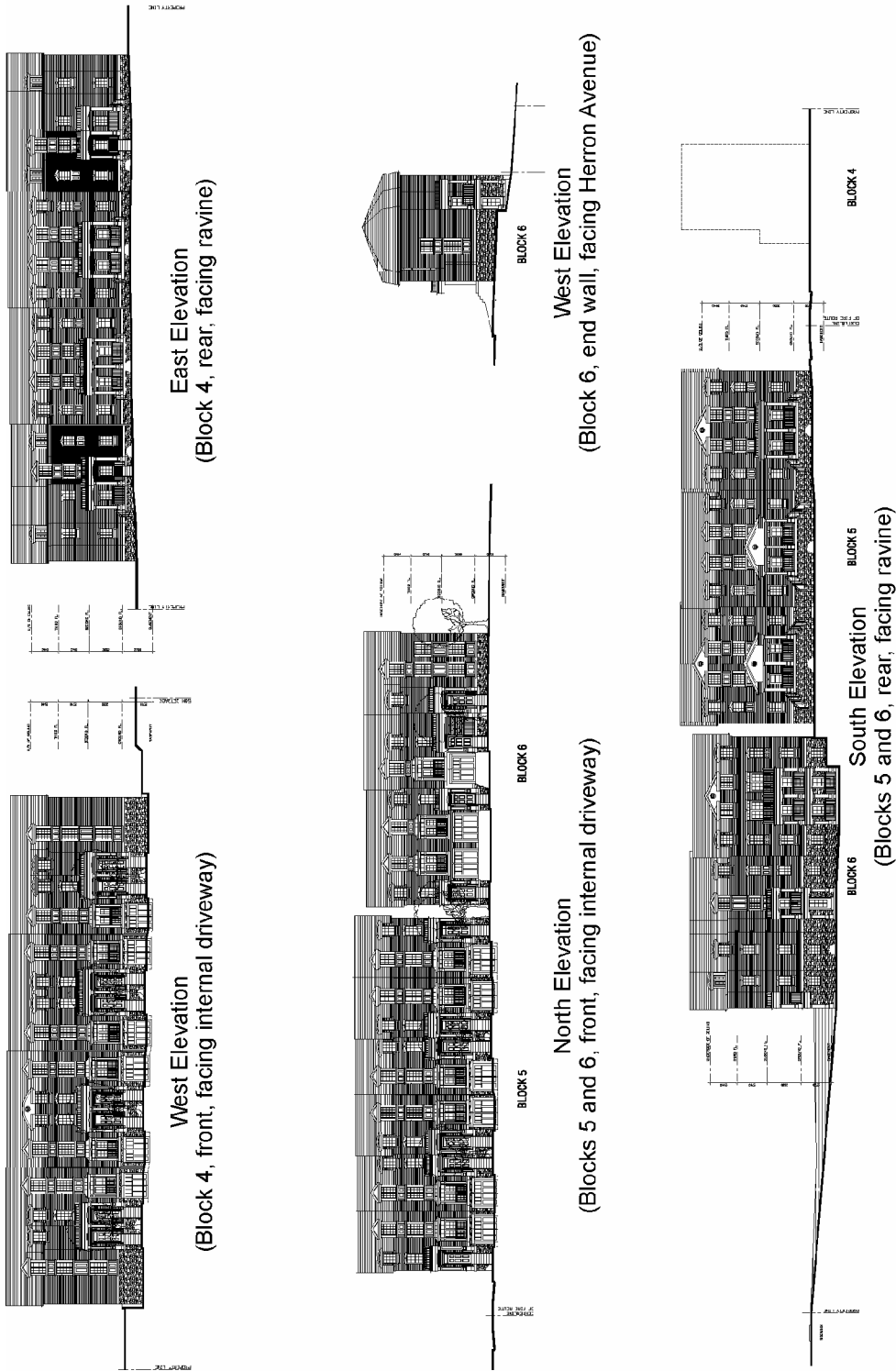
File # 04-126266 0Z

Elevation Plan - Blocks 1, 2 and 3

Applicant's Submitted Drawing

Not to Scale
8/25/06

Attachment 3: Proposed Building Elevations (Blocks 4, 5 & 6)



25 Herron Avenue

Elevation Plan - Blocks 4,5 and 6

Applicant's Submitted Drawing

Not to Scale
9/28/06

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Attachment 4: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	04 126266 ESC 35 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 20, 2004
Municipal Address:	25 HERRON AVE, Toronto ON		
Location Description:	CON B PT LOT 33 **GRID E3506		
Project Description:	To amend the Official Plan and Zoning By-law from low density residential use to medium residential use to permit development of a 0.95 hectare parcel of vacant land adjacent to ravine lands with 3 residential blocks comprising 33 townhouse units. (original submission was for 4 residential blocks comprising 94 townhouse units)		
Applicant:	Agent:	Architect:	Owner:
MCCARTHY TETRAULT CYNTHIA A. MACDOUGALL		RAFAEL & BIGAUSKAS	HERRON GARDENS INC

PLANNING CONTROLS

Official Plan Designation:	Low Density Residential	Site Specific Provision:	
Zoning:	S-Single Family Residential Perf. Stds. 11, 23, 43 & 65	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	9454.1	Height:	Storeys:	3 – 3½
Frontage (m):	48.16		Metres:	Varies (Typical: 11 – 12)
Depth (m):	Varies			
Total Ground Floor Area (sq. m):	2320			Total
Total Residential GFA (sq. m):	6664.18		Parking Spaces:	73
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	6664.18			
Lot Coverage Ratio (%):	24.54			
Floor Space Index:	0.7			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	6664.18	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:	33			

CONTACT:	PLANNER NAME:	Rod Hines, Principal Planner
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