

25 Herron Avenue – Official Plan & Zoning Application – Request for Direction Report

Date:	June 11, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 35 – Scarborough Southwest
Reference Number:	File No. 04 126266 ESC 35 OZ

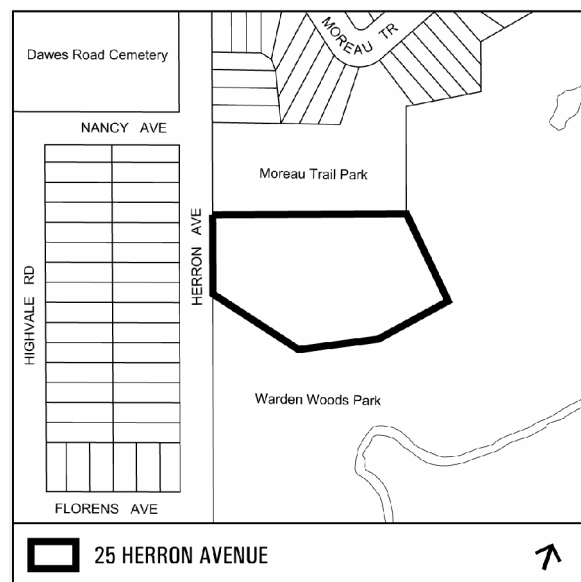
SUMMARY

The new owner of the property at 25 Herron Avenue is now proposing redevelopment of the site with 10 single-detached dwelling units on a new public street. An application for subdivision approval has also now been submitted to the City in support of this revised development concept (Attachment 5).

The purpose of this report is to obtain direction for the City Solicitor in regard to potential settlement of an appeal of this application for rezoning, initiated by the previous owner of the property, at the Ontario Municipal Board (OMB).

This revised development concept represents good planning and would achieve comparable and compatible residential in-fill redevelopment within the interior of this established neighbourhood. The proposal fully addresses previous City Council directions. An amendment to the Official Plan would no longer be required.

It is therefore appropriate that the City attend the OMB in support of this development and to seek a settlement of the appeal consistent with the proposed draft zoning by-law amendment attached as Attachment 8.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor to support the application as amended by Caliber Homes at the Ontario Municipal Board consistent with the attached draft zoning by-law amendment (Attachment 8).
2. City Council direct the City Solicitor to request that the Ontario Municipal Board withhold its final Order to adopt this zoning by-law amendment until:
 - a) the City of Toronto advises the Board that the parties have executed a subdivision agreement for the proposed development; and
 - b) the owner withdraws its appeal related to the new Toronto Official Plan.

Financial Impact

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

DECISION HISTORY

In April 2004, the previous owner of this property, Herron Gardens Inc., applied to amend the Scarborough Official Plan and zoning by-law to permit the redevelopment of this property with 94 stacked-townhouse units in four buildings of 4-storeys with underground parking. On July 6, 2004, Community Council considered the Preliminary Report from Planning staff and directed that the application be processed 'having particular regard to the natural environment, and natural heritage concerns, a form and intensity of development more compatible with the neighbourhood and with the natural heritage features on/near the site, and opportunities for the Toronto and Region Conservation Authority (TRCA) to acquire some/all of the property'.

On September 13, 2006, Scarborough Community Council considered a Request for Direction report from the Director, Community Planning, Scarborough District dated August 22, 2006 which addressed an appeal by Herron Gardens of its application to the OMB. City Council on September 25, 26 and 27, 2006 directed that:

- 1) the City Solicitor to oppose the application in its (then) current form at the OMB;
- 2) staff to 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.

ISSUE BACKGROUND

The subject property was purchased by Herron Gardens Inc. in March 2002. The new Toronto Official Plan approved by Council in November 2002 was subsequently appealed to the OMB in its entirety by Herron Gardens on April 10, 2003. A hearing date for the appeal of the Toronto Official Plan has not been scheduled. The Clairlea Community Secondary Plan under the former Scarborough Official Plan, therefore, remains in effect on this property.

On July 11, 2005, Herron Gardens formally amended its application to instead provide for 33-units of 3 to 3½-storey condominium townhousing on a private 6 m (20 ft.) wide 'T'-shaped internal driveway from Herron Avenue. (Attachments 9 to 11).

On June 6, 2006, Herron Gardens appealed the revised application to the OMB, citing the lack of a decision by the City pursuant to Sections 22 (7) and 34 (11) of the Planning Act. That proposal, as appealed, required both an amendment to the Scarborough Official Plan and a rezoning. A hearing date on this latter appeal has also not been scheduled.

The Director, Community Planning, Scarborough District provided an information report dated December 20, 2006 advising Scarborough Community Council at its meeting on January 16, 2007 that:

- 1) the City Solicitor, in consultation with Planning staff, had been unsuccessful over the previous months in initiating discussions through the solicitor for Herron Gardens to achieve a reduced development form; and,
- 2) the subject property was then also up for sale, with a number of development inquiries about the property from other parties having been received by Planning staff.

In January 2007, Planning staff were advised that Caliber Homes (operating as Cal-Ward Developments Inc.) had secured an agreement to purchase the property. Planning staff discussions with them prior to the purchase closing in March 2007 confirmed their intention to seek approval for 10 single-detached dwellings only, together with the introduction of a new public cul-de-sac street.

On April 3, 2007, Caliber advised the OMB of its purchase, its intention to file a draft plan of subdivision application with the City, and its request to assume the earlier appeal filed by Herron Gardens with respect to the 10 single-detached dwelling units now proposed.

On April 10, 2007, Caliber Homes filed subdivision application no. 07 145186 ESC 35 SB with the City. This latest application, which is currently in circulation to commenting divisions and agencies, will not be eligible for appeal until early October 2007. Caliber has continued to work co-operatively with Planning staff with the expressed desire of obtaining an earlier settlement with the City at the OMB on the current zoning appeal.

Toronto Official Plan

The subject property is designated 'Neighbourhoods' in the new Official Plan (Attachment 1). Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, tri-plexes 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. (As noted above, this designation is not yet in effect on the subject property.) The Plan also states that new streets should be public streets.

A key objective of the Plan is that new development respect and reinforce the general physical patterns in a Neighbourhood in order to maintain stable neighbourhoods. Physical changes must be 'sensitive, gradual and generally "fit" the existing physical character'. Specific considerations identified in Policy 4.1.5. include (in part):

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of blocks;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building types;
- e) setbacks of buildings from the street; and,
- f) prevailing pattern of rear and side yard setbacks and landscaped open space.

As indicated on Attachment 4, the entire subject property, together with the Moreau Trail Park and portions of the recent subdivision to the north are contained within the City's Natural Heritage System as shown on Map 9 of the new Plan. Development is generally not permitted within the natural heritage system, but where the underlying land use designation does provide for development (as with the Neighbourhoods designation of the subject lands in this case), the development will:

- a) recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area;
- b) minimize adverse impacts and when possible, restore and enhance the natural heritage system;
- c) be set back at least 10 m from the top-of-bank of ravines and valleys; and, not rely on land below the top-of bank for zoned density permission.

Scarborough Official Plan

The former Scarborough Official Plan (Clairlea Community Secondary Plan, Attachment 2) provides that within the Low Density Residential designation of this neighbourhood, single-detached, semi-detached, duplex, convertible and street townhouse dwellings are permitted on parcels having individual frontage on a public street, to a maximum height of 3-storeys and to a maximum net site density of 36 units per hectare (14.6 units per acre). On this basis and excluding the lands proposed for public dedication, approximately 14 such units on a public street could be developed on this site.

The earlier Herron Gardens proposal required an official plan amendment with respect to the density and heights being proposed and the lack of a public street. The current proposal for 10 units on a new public street would now comply with the Scarborough Official Plan and can be considered on the basis of a zoning by-law amendment only.

Zoning By-law

The subject property is currently zoned Single-Family Residential (S) which permits one single-family dwelling per parcel having a minimum 15 m (49.2 ft.) of frontage on a public street and a minimum area of 557 m² (5,996 sq.ft.). This zoning was established in 1962. With the limited lot frontage on Herron Avenue of 48 m (158 ft.), three dwellings would be permitted on the site at this time. With the introduction of the new public street indicated on Attachment 5, seven dwelling units could be achieved on the proposed development site under existing zoning.

The maximum height of any single-detached or semi-detached dwelling unit in this neighbourhood is limited to 9 m (29.5 ft.) and 2 storeys.

Reasons for the Application

The owner is seeking rezoning to increase the permitted residential density from 7 to 10 dwelling units and to establish site specific development standards for the proposed single-detached dwellings.

Proposal

Caliber Homes is proposing 10 single-detached dwelling units on a new 14.5 m wide public street, representing an increase of three units over existing zoning. The proposed new lots and house sitings are indicated on Attachment 5. The proposed lots have varying configurations, with lot sizes ranging from approximately 349 to 515 m² (3,757 to 5,540 sq.ft.).

The new cul-de-sac street would be 'single-loaded', having development on one side only with the north side of the new street adjacent to Moreau Trail Park. The current proposal provides for the continued protection and public dedication of the same 37% portion the site area adjacent to the Taylor Massey Creek ravine as did the previous Herron Gardens proposal.

Sample elevations of the proposed homes are provided on Attachments 6 and 7.

(Additional information is provided on the Application Data Sheet, Attachment 12.)

The proposed new dwellings would range in size from approximately 248.6 to 351.4 m² (2,676 to 3,783 sq.ft.), would be two storeys, and have a maximum height of 10.5 m (34.4 ft.). Proposed building coverage would average 41.2% of the lot areas.

The proposed minimum front building setbacks would be 4.5 m (14.8 ft.), with Lot 1 set back 6 m (19.7 ft.) from the Herron Avenue street line. Garage doors would also be set back 6 m (19.7 ft.) from the street line. Typical minimum side yard setbacks would be approximately 1.25 m on one side and 0.6 m on the other side (4 and 2 ft. respectively). Proposed rear yard setbacks would generally be 6 m (19.7 ft.).

COMMENTS

Proposed Zoning By-law Amendment

A draft zoning by-law amendment to implement Single-Family Residential (S) zoning for the proposed development and apply appropriate development standards, many of which reflect standards already applying in the vicinity, is set out in Attachment 8. The lands proposed for public dedication would be zoned Major Open Spaces (O).

While the proposed by-law would require a minimum lot size of 345 m² (3,714 sq.ft.), the average lot size overall would be approximately 416 m² (4,484 sq.ft.), which compares favourably with the minimum required lot size west of Herron Avenue of 371 m² (4,000 sq.ft.). Similarly, while the proposed by-law would permit a maximum individual lot coverage of 50%, the average building coverage overall of approximately 41% would also be less than the maximum 45% permitted for the Moreau Trail subdivision to the north of the site.

The proposed maximum 10.5 m building height is intended to maintain a roofline treatment in harmony with the two storey architecture being proposed. The current proposal represents a substantial improvement with respect to the earlier Herron Gardens proposal for 3 to 3½ storeys and heights of approximately 12.5+ m (41+ ft.). Given the relative isolation of the new homes from existing dwellings, with no immediate adjacent dwellings, Planning staff conclude the proposed building height increase from 9 to 10.5 m is acceptable.

In order to accommodate reduced frontages for the pie-shaped lots on the cul-de-sac, a minimum lot width standard of 10 m (32.8 ft.) is proposed, as measured at the required front building setback line. The actual street frontage of 7.6 m (24.8 ft.) for the smallest lot proposed compares favourably with the smallest lot frontage in the Moreau Trail subdivision of 7.4 m (24.3 ft.).

The proposed minimum required front building setbacks of 4.5 m would be consistent with the requirement applying to most of the existing neighbourhood west of Herron Avenue, and is an appropriate standard for this site. The proposed development would also generally meet or exceed the side yard setback requirements in the proposed by-law which currently apply to the Moreau Trail subdivision as well. To maintain comparable street yards and setbacks from the new street, enhanced side yard setbacks are also proposed for the flankage yards abutting the new street for corner Lots 1 and 3.

Minimum rear yard setback requirements for low density residential developments are generally 7.5 m (25 ft.) where dwellings typically back onto one another (or other uses). This is intended to maintain adequate rear facing separations between the buildings and to provide privacy for the rear yard amenity spaces. With the development now proposed, all dwellings would back onto, and benefit greatly from, having only undeveloped, well-treed ravine lands to the rear. Due to the configuration of many of the lots, the rear yards widen significantly, further enhancing the amount of rear yard space

available for the enjoyment of the new residents. TRCA staff concur with the proposed rear setback requirements. Planning staff conclude that the requested minimum rear yard setbacks are appropriate.

In September 2006, City Council amended the zoning by-law to establish minimum landscaping requirements for low density residential house forms. For lots having the frontages being proposed here, a minimum of 50% of the front yard is now required to be maintained as landscaping, with 75% of the front yard not covered by a permitted driveway to be maintained with 'soft' landscaping.

The owner will satisfy the 75% soft landscaping requirement, however the creation of tapered pie-shaped lots around the new cul-de-sac bulb will be problematic in terms of satisfying the 50% requirement. The owner is requesting that the minimum front yard landscaping requirement be reduced from 50% to 35%.

Planning staff note that this new street will have limited exposure to the remainder of the neighbourhood. Many of the proposed lots will still meet or exceed the 50% requirement. In particular, the street yard of Lot 1 facing Herron Avenue is proposed to be 100% landscaped, with enhanced side and rear yard landscaping provisions also proposed adjacent to the new street for corner Lots 1 and 3. A high quality of streetscape design and overall landscaping will continue to be achieved through the site plan approval process. On this basis, Planning staff conclude that the landscaping requirements in the proposed by-law are also appropriate.

Proposed Draft Plan of Subdivision

The proposed 14.5 m wide public street satisfies the public street objectives of the new Official Plan discussed above. The proposal would also be consistent with Development Infrastructure Policy and Standards Review (D.I.P.S.) standards. Planning staff anticipate that the Public Meeting for the subdivision can be scheduled in the fall.

While the draft plan is still undergoing technical review, no technical concerns have been identified that would impact on a rezoning of the property at this time. It is possible, however, that minor necessary adjustments to the draft plan or to the proposed house siting plans may affect compliance with some of the proposed zoning standards (due to minor lot line revisions for example). It would therefore also be appropriate for the City Solicitor to request that the OMB withhold its final Order approving the proposed zoning amendment until Caliber Homes has executed a subdivision agreement with the City. This would enable the City Solicitor and Caliber Homes to request that the Board adjust the proposed zoning amendment as may be warranted.

Site Plan Control

The site is subject to Site Plan Control by virtue of its ravine-edge location. An application in this regard has not yet been filed. The owner indicates that the application will be submitted once the proposed draft plan of subdivision has undergone more complete technical review.

Ravine By-law

The site is subject to the Ravine By-law as indicated on Attachment 4. An application in this regard has not yet been filed. The owner indicates that the application will also be submitted once the proposed draft plan of subdivision has undergone more complete technical review. Application review, in conjunction with review of the site plan, will include further discussions with Forestry staff to address all issues related to tree protection, retention, removal and replacement.

Toronto and Region Conservation Authority

The TRCA requests that the owner publicly dedicate the ravine-edge portion of the property, and submit a Ravine Stewardship and Enhancement Plan for the Authority's approval. Since the property is located within a TRCA Regulated Area, the owner will also be required to obtain the necessary permit pursuant to Ontario Regulation 166/06. The TRCA requests that the ravine-edge lands be placed in an appropriate open space zoning category to preclude their development. The TRCA also suggests that any land dedication be made to the City and not to TRCA, to maintain the City's continuous ownership along this reach of the Taylor Massey Creek ravine (Warden Woods Park).

The owner is aware of, and is prepared to satisfy, all matters raised by the TRCA. The proposed zoning by-law amendment applies a Major Open Spaces (O) zone designation on the lands proposed for dedication as recommended by the Authority. Planning staff conclude that all outstanding matters of interest to the TRCA can be adequately dealt with further through the subdivision and site plan processes.

Toronto Green Development Standard

Discussions with Caliber Homes are continuing to determine which measures under the Standard can be incorporated into the proposed development. Planning staff will continue these discussions as part of the site plan and subdivision approval process.

Community Consultation

Caliber Homes has met with the Ward Councillor and representatives of the West Warden Woods Community Association to present its revised development concept for the site. Planning staff understand that this revised proposal has generally been well-received by the community. The community may still make representations to the OMB respecting the proposal.

Conclusions

Planning staff have had preliminary consultations and technical discussions with Caliber Homes on the rezoning and subdivision process for this revised development proposal. Throughout, Caliber Homes has demonstrated commitment to work co-operatively with the City toward satisfying Council's planning objectives for this unique site, and to achieve a high quality residential in-fill development that the community could accept as well.

The new development concept by Caliber resolves the City's issues previously raised with respect to the earlier Herron Gardens proposal. The current proposal for 10 single-detached dwellings on a new public street fully satisfies Council's directions from both the 2004 Preliminary Report on the original application and from September 2006 in regard to the subject appeal. The proposal fully complies with the land use, density, height and public street provisions of the Scarborough Official Plan. Accordingly, no official plan amendment would now be necessary. There are no related concerns under the new Toronto Official Plan with respect to this proposal.

While additional relevant planning approvals discussed in this report require attention in due course, only the rezoning of the property now remains to be considered by the OMB at this time. The new zoning proposed for submission to the Board provides for an increase of only three units over current zoning on the property. The proposed by-law also incorporates numerous existing development standards reflecting those already applying in the vicinity.

The proposed development concept represents good planning within the interior of this established neighbourhood. It is a reasonable approach to achieving additional housing opportunities through comparable and compatible residential in-fill redevelopment. Planning staff are therefore recommending that the City attend the OMB in support of this development and to seek a settlement of the subject appeal on the basis of the proposed draft zoning by-law amendment attached as Attachment 8.

CONTACT

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Fax No. (416) 396-4265
E-mail: hines@toronto.ca

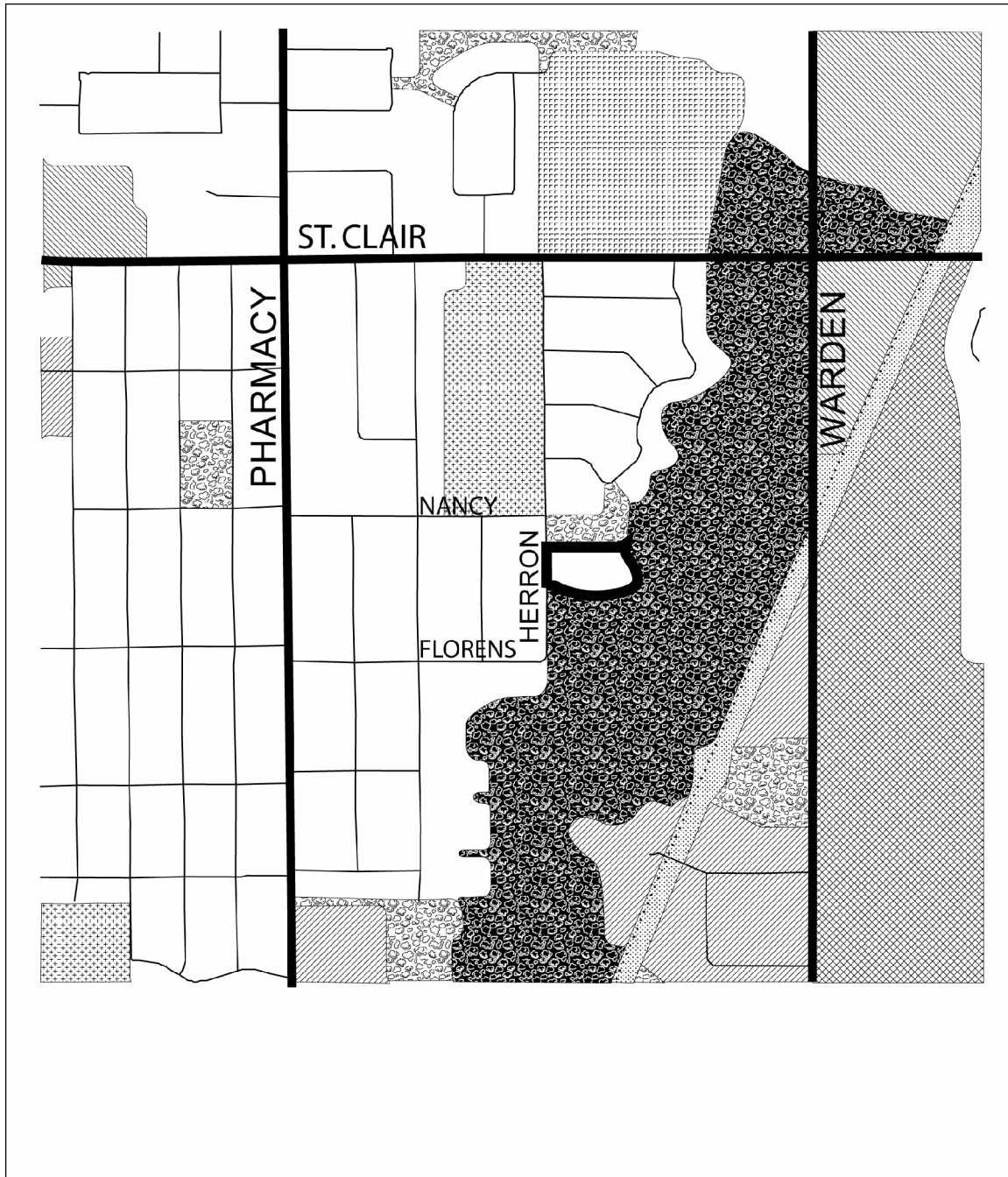
Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Toronto Official Plan
Attachment 2: Clairlea Community Secondary Plan (Scarborough Official Plan)
Attachment 3: Zoning
Attachment 4: Ravine By-law and Natural Heritage System
Attachment 5: Caliber Homes Proposed Subdivision and House Siting Plan
Attachments 6 & 7: Sample New Home Front Elevations

- Attachment 8: Draft Zoning By-law Amendment
- Attachment 9: Previous Herron Gardens' Proposed Site Plan
- Attachment 10: Previous Herron Gardens' Proposed Building Elevations
(Blocks 1, 2 and 3)
- Attachment 11: Previous Herron Gardens' Proposed Building Elevations
(Blocks 4, 5 and 6)
- Attachment 12: Application Data Sheet

Attachment 1: Toronto Official Plan



Toronto Urban
Development Services
Official Plan

25 Herron Avenue

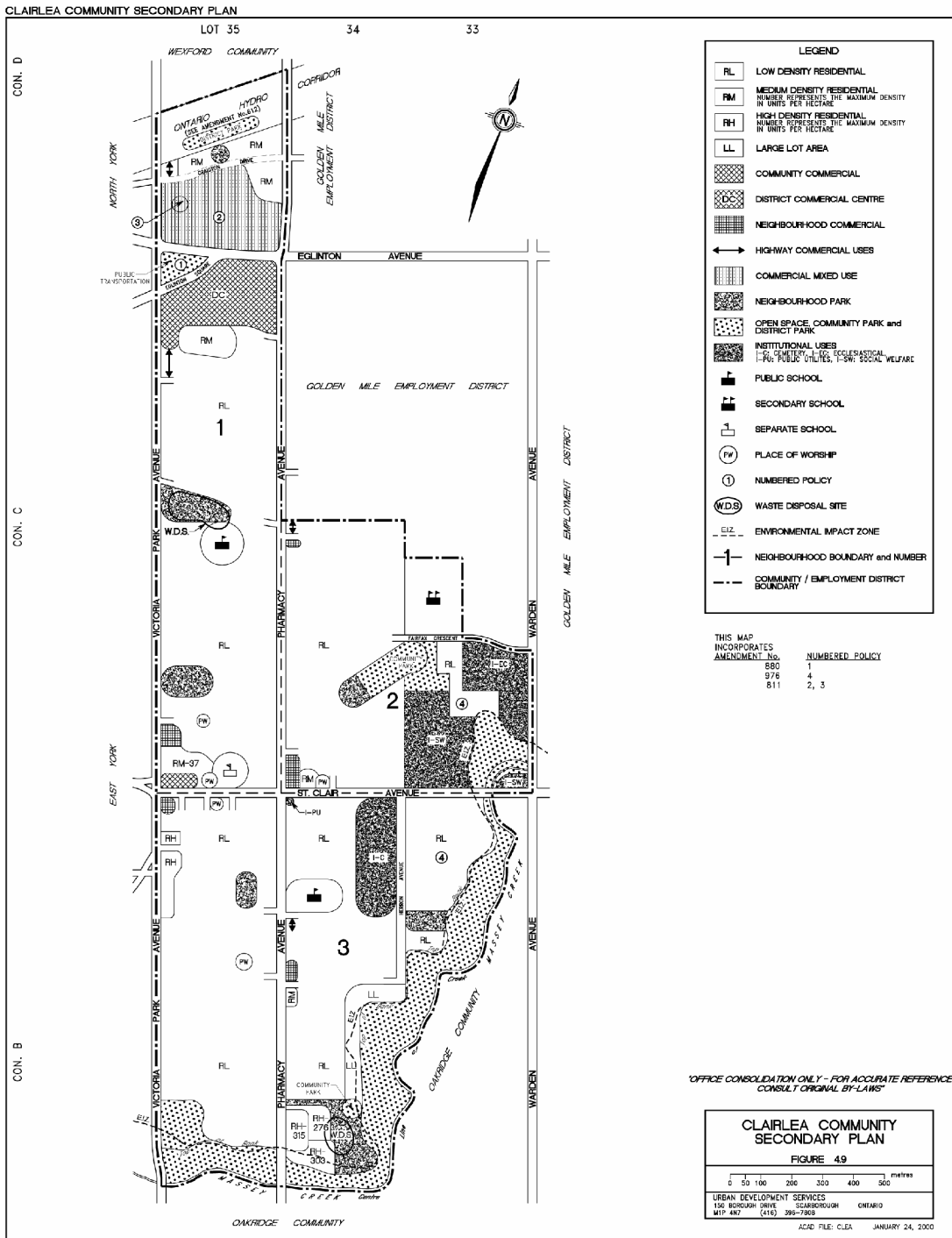
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|--------------------------|------------------------|---------------------|
| Site Location | Natural Areas | Institutional Areas |
| Neighbourhoods | Parks | Employment Areas |
| Apartment Neighbourhoods | Other Open Space Areas | Utility Corridors |
| Mixed Use Areas | | |

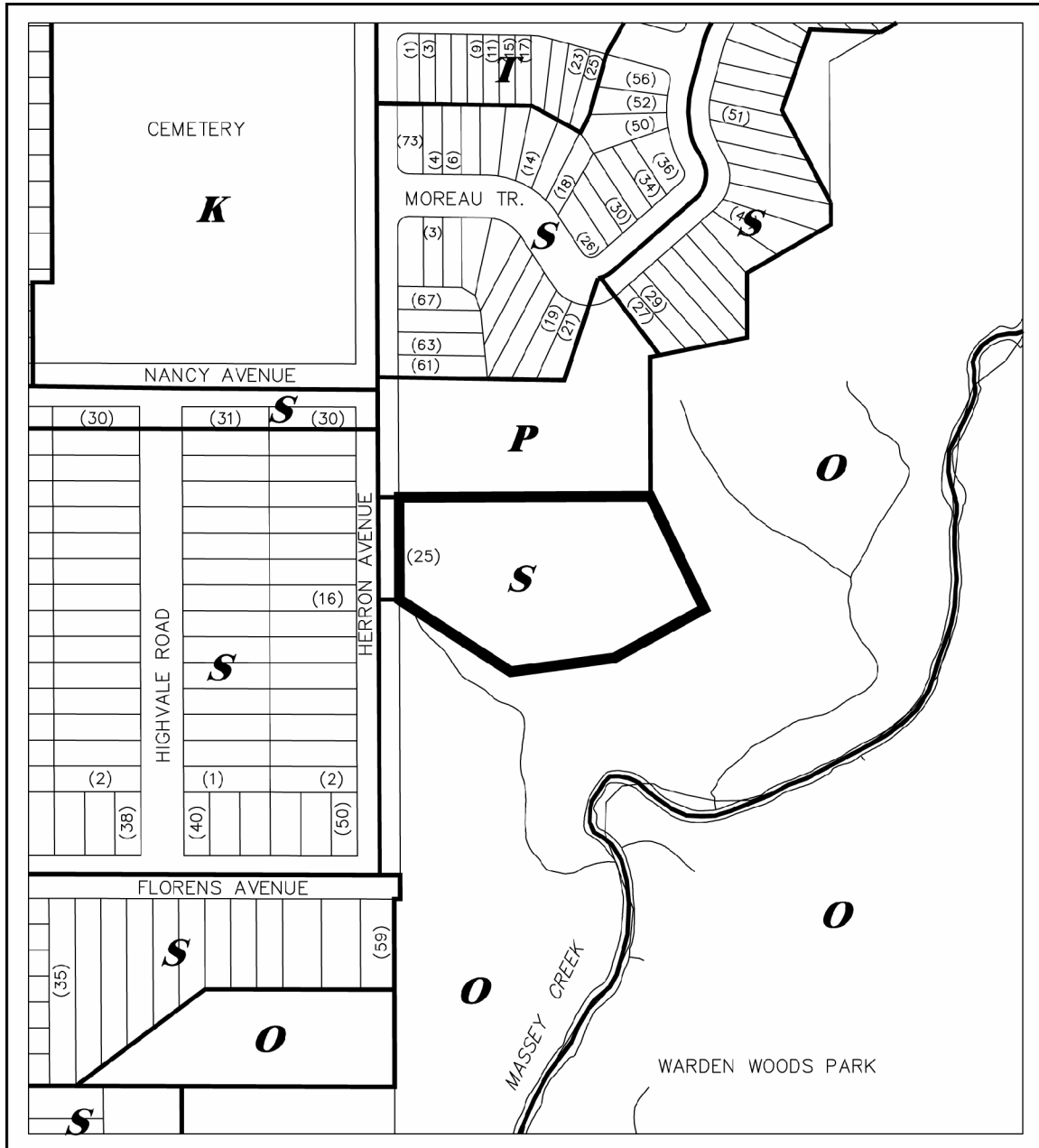


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Attachment 2: Scarborough Official Plan



Attachment 3: Zoning



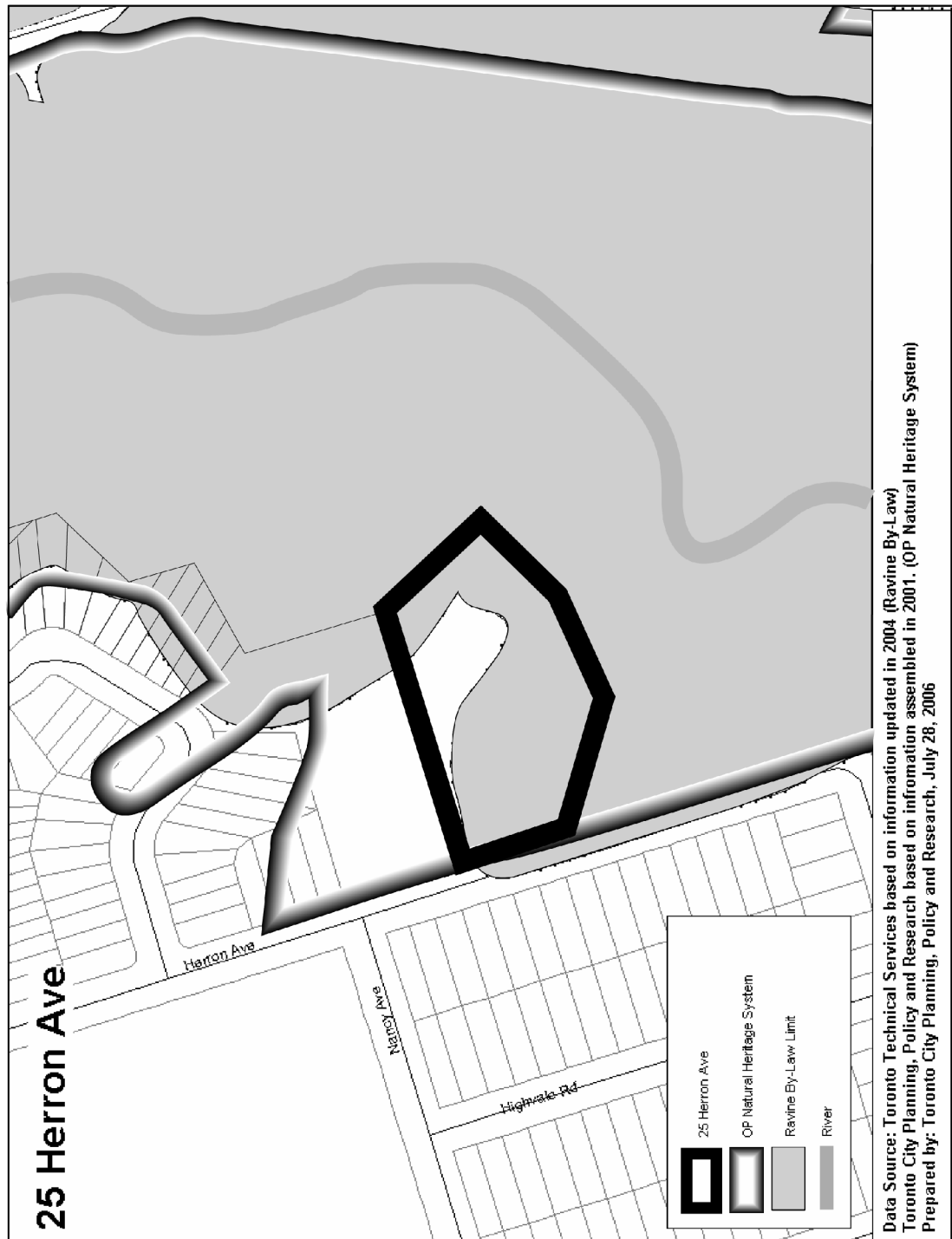
Toronto Urban Development Services
Zoning

25 Herron Avenue
File # **04-126266 0Z**

S SINGLE-FAMILY RESIDENTIAL
T TWO-FAMILY RESIDENTIAL
O MAJOR OPEN SPACES
K CEMETERIES
P PARK

Clairlea Community Bylaw
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Attachment 4: Ravine By-law and Natural Heritage System



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Applicant's Submitted Drawing

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Attachment 6: Sample New Home Front Elevation



The Gardenia 2702 sq.ft.

Attachment 7: Sample New Home Front Elevation



The Viburnum 2820 sq.ft.

Attachment 8: Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. ~-2007 (OMB)

To amend By-law No. 8978, the Clairlea Community Zoning By-law, as amended, with respect to the lands known as 25 Herron Avenue

WHEREAS the Ontario Municipal Board, pursuant to its Order No. ~~ issued on ~~, 2007, upon hearing the appeal of the owner under Section 34(7) of the *Planning Act*, determined to amend By-law No. 8978 with respect to the Clairlea Community:

1. Schedule "A" of the Clairlea Community Zoning By-law No. 8978 is amended by deleting the current zoning for the lands at 25 Herron Avenue, and substituting new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

(S) – 21 – 38 – 51 – 89 – 121 – 123 – 124 – 129 – 135 – 208

(S) – 22 – 38 – 57 – 89 – 121 – 123 – 125 – 126 – 127 – 129 – 135 – 208

(S) – 21 – 38 – 58 – 89 – 121 – 123 – 124 – 126 – 128 – 129 – 135 – 208

(S) – 21 – 38 – 51 – 89 – 121 – 123 – 124 – 129 – 138 – 208

O

2. Schedule "B" of the Clairlea Community Zoning By-law No. 8978, **Performance Standards Chart**, is amended by adding the following Performance Standards:

SIDE YARD

57. Minimum 4.5 m from the side **main wall** to the street line for buildings erected on corner lots, and minimum 1.2 m on the other side.

58. Minimum 3 m from the side **main wall** to the street line for buildings erected on corner lots, and minimum 0.6 m on the other side.

MISCELLANEOUS

123. Maximum building **height** 10.5 m.

124. A minimum of 35% of the front yard shall be maintained as landscaping.

125. A minimum of 100% of the front yard shall be maintained as landscaping.

126. A minimum of 50% of the **side yard** abutting a street shall be maintained as landscaping.

127. A minimum of 100% of the **rear yard** within 4.5 m of a street line shall be maintained as landscaping.
128. A minimum of 100% of the **rear yard** within 3 m of a street line shall be maintained as landscaping.
129. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

MINIMUM BUILDING SETBACKS

138. Minimum building setback 4.75 m from the **rear lot line**, as measured to the mid-point of the rear **main wall**. No portion of the rear **main wall** shall be setback less than 3.25 m from the **rear lot line**.

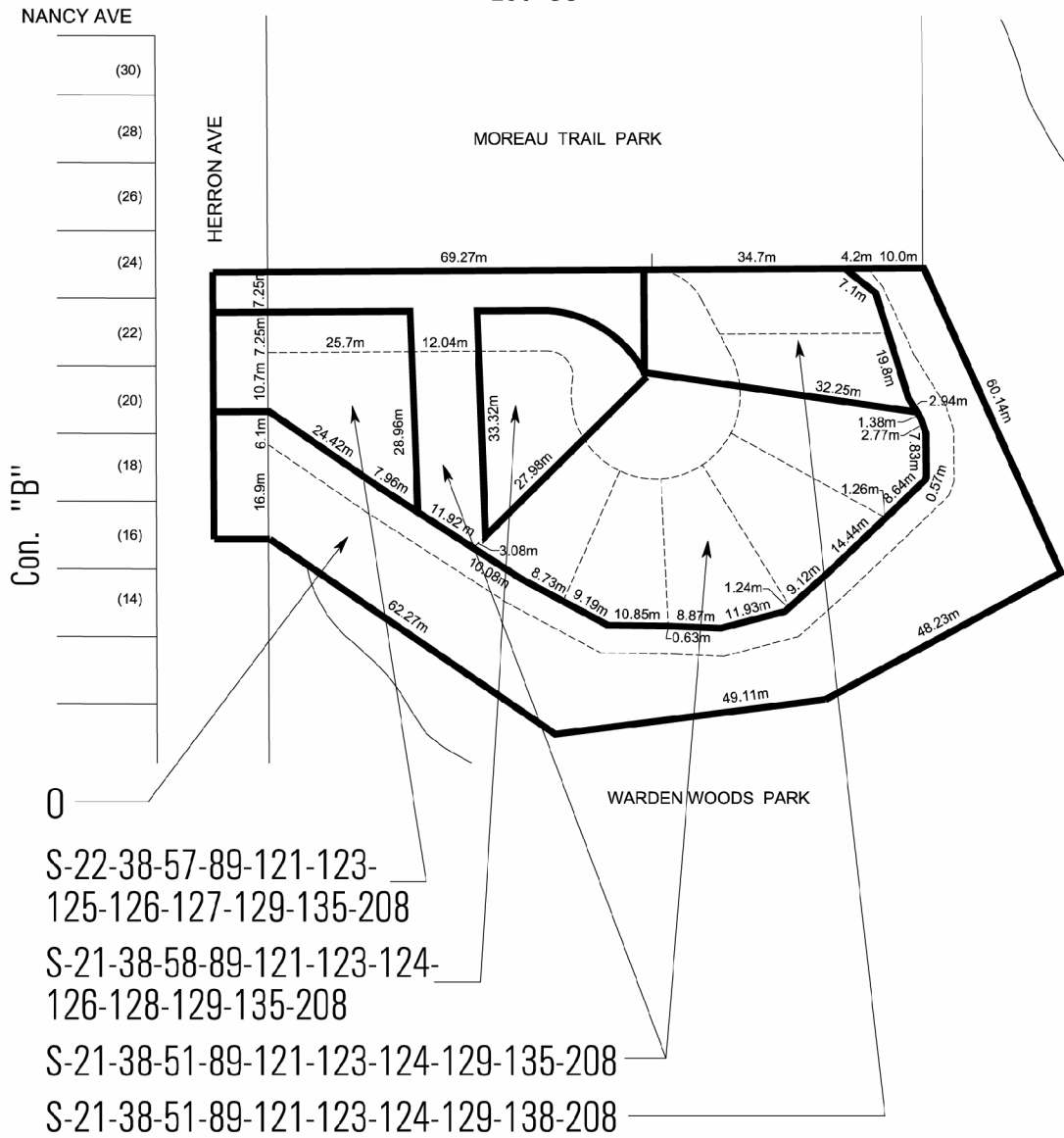
INTENSITY OF USE

208. One **Single-family dwelling** per parcel having a minimum area of 345 m² and a minimum lot width of 10 m measured along a straight line perpendicular to a line representing the **lot depth** at a point equivalent to the minimum required front building setback.
3. Schedule "C" of the Clairlea Community Zoning By-law No. 8978, **Exceptions Chart**, is amended by adding the following Exception No. 16 to the subject lands as shown on Schedule '2':
 16. On those lands identified as Exception Number 16 on the accompanying Schedule "C" map, the following provisions shall apply:
 - a) The subject lot shall be deemed to be a corner lot.

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON ~, 2007 IN BOARD CASE NO. PL060477.

Schedule '1'

Lot 33



TORONTO City Planning Division
Zoning By-Law Amendment

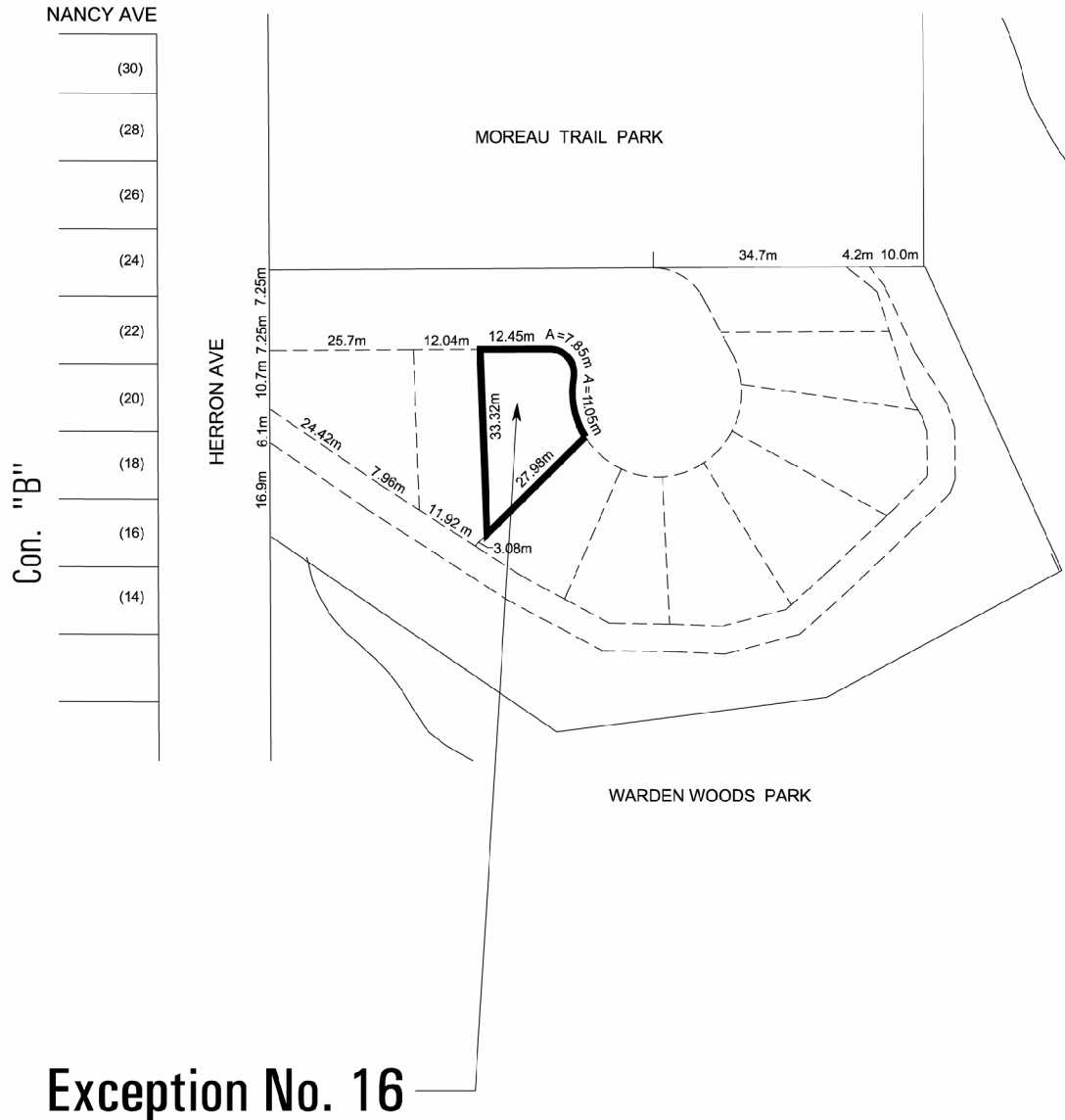
25 Herron Avenue
 File # 07-145186 SB & 04-126266 OZ

 Area Affected By This By-Law

Clairlea Community By-law
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Schedule '2'

Lot 33



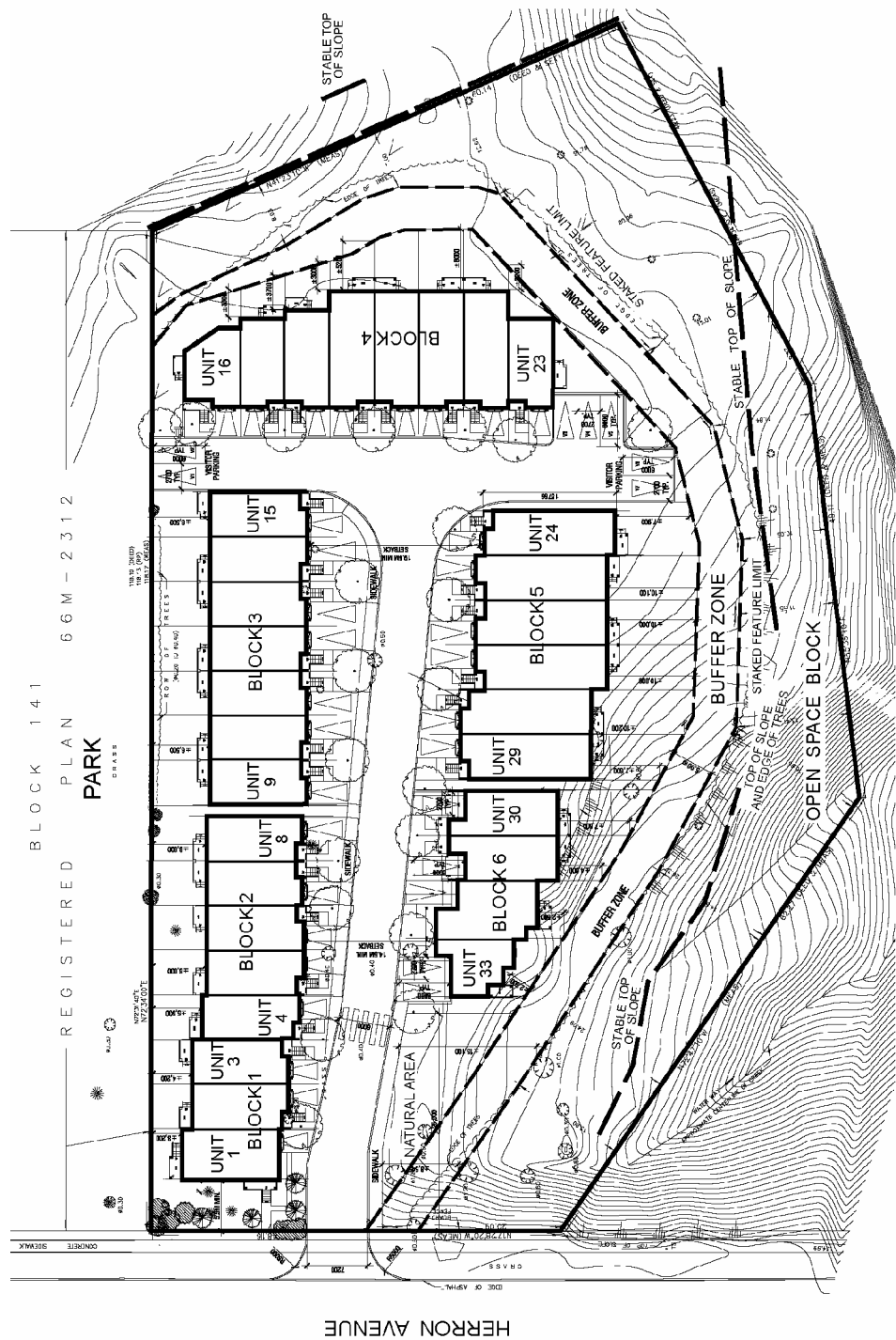
TORONTO City Planning Division
Zoning By-Law Amendment

25 Herron Avenue
File # 07-145186 SB & 04-126266 OZ

 Area Affected By This By-Law

Clairlea Community By-law
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Attachment 9: Previous Herron Gardens' Proposed Site Plan



Site Plan

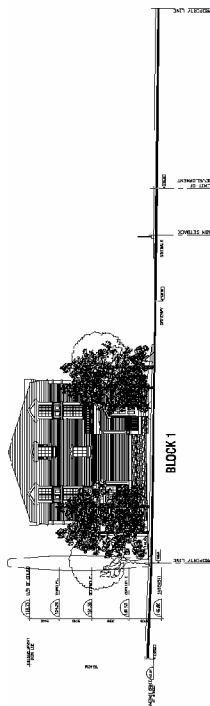
Applicant's Submitted Drawing

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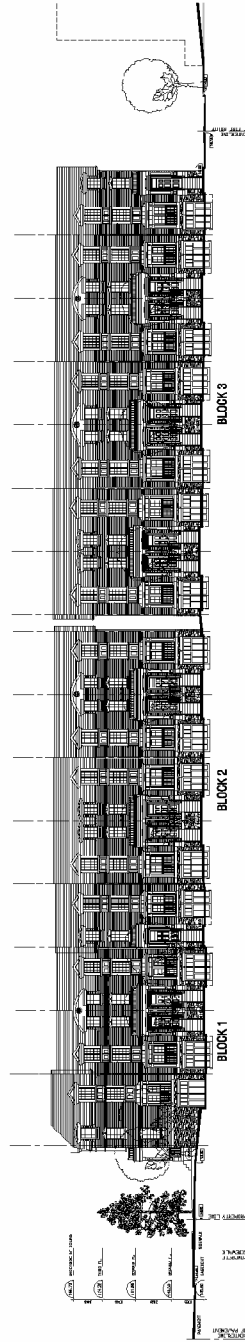
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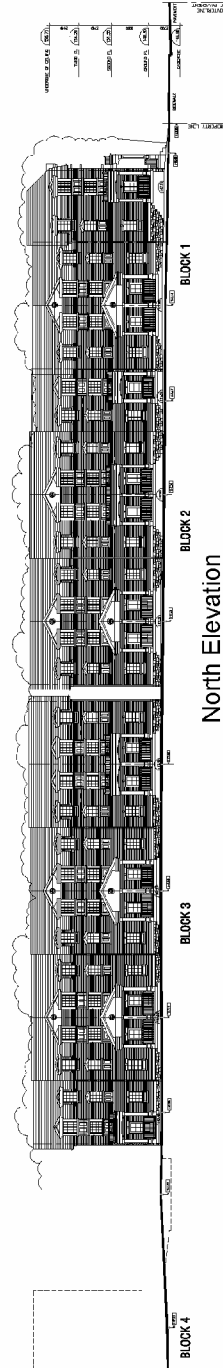
**Attachment 10: Previous Herron Gardens' Proposed Building Elevations
(Blocks 1, 2 and 3)**



**West Elevation
(Block 1, end wall, facing Herron Avenue)**



**South Elevation
(Blocks 1-3, front, facing internal driveway)**



**North Elevation
(Blocks 1-3, rear, facing park)**

Elevation Plan - Blocks 1,2 and 3

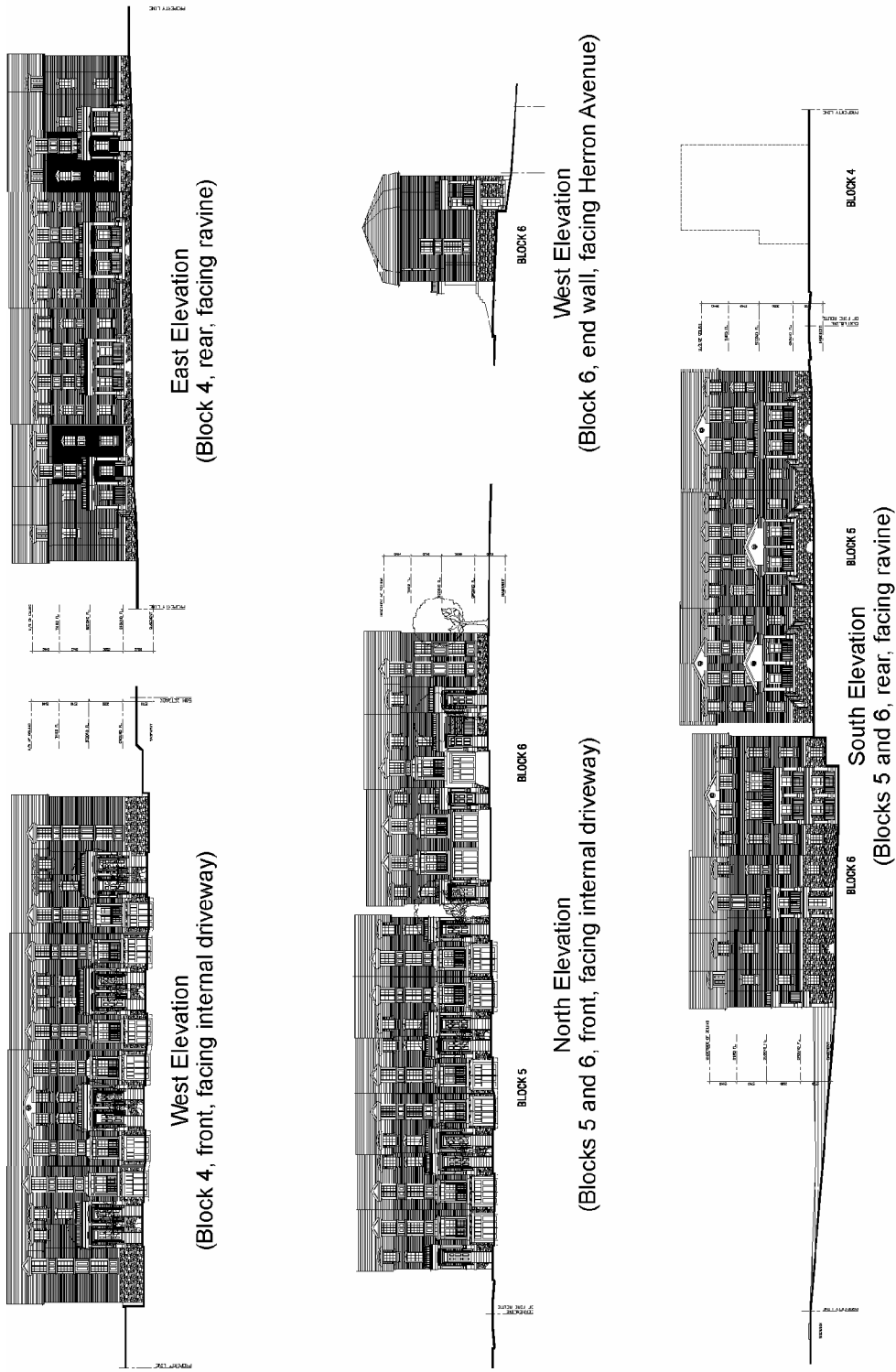
25 Herron Avenue

Applicant's Submitted Drawing

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File # 04-126266 0Z

Attachment 11: Previous Herron Gardens' Proposed Building Elevations (Blocks 4, 5 and 6)



Elevation Plan - Blocks 4,5 and 6
 Applicant's Submitted Drawing

25 Herron Avenue

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 8/28/06

File # 04-126266 0Z

Attachment 12: Application Data Sheet

Application Type	Zoning & Subdivision Approval	Application Number:	04 126266 ESC 35 OZ 07 145186 ESC 35 SB
Details		Application Date:	April 10, 2007 (zoning revision, subdivision)
Municipal Address:	25 HERRON AVE, TORONTO ON MIL 3V8		
Location Description:	CON B PT LOT 33 **GRID E3506		
Project Description:	10 single-detached residential parcels on a new public street		
Applicant:	Agent:	Architect:	Owner:
DILLON CONSULTING LTD			DAN-CON DEVELOPMENTS INC.

PLANNING CONTROLS

Official Plan Designation:	Low Density Residential	Site Specific Provision:	Perf. Stds. 11, 23, 43, 65
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):	2-storeys, 9 m.	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	9454.1	Height:	Storeys: 2
Frontage (m):	48.16		Metres: 10.5
Depth (m):	129		
Total Ground Floor Area (sq. m):	1 697		
Total Residential GFA (sq. m):	2 820	Parking Spaces:	Total 2 per unit (enclosed) plus 2 on driveway
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	2 840		
Lot Coverage Ratio (%):	41.2 (average per lot)		
Floor Space Index:	0.7 (average overall)		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	2 840	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:	10	Institutional/Other GFA (sq. m):	0	0
Total Units:	10			

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