

Riverside Drive (Rowntree Mill Park) – Zoning By-Law Amendment - Preliminary Report

Date:	May 22, 2008
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	08 158501 WET 07 OZ

SUMMARY

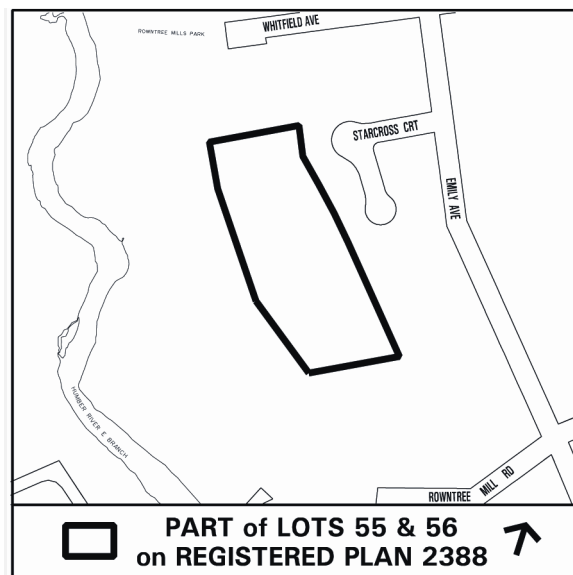
This Zoning By-law Amendment was initiated by the City of Toronto, City Planning Division as requested by City Council in September 2006. The amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The amendment proposes to rezone lands, which form part of Rowntree Mills Park, from Third Density Residential - R3 and Fourth Density Residential - R4 to Greenbelt Zone - G. This will bring the land into conformity with the existing Official Plan designation for the site.

The land to be rezoned is in the ownership of the Toronto Region Conservation Authority (TRCA), and is managed by the City of Toronto. The City of Toronto has received authorization from TRCA to pursue a municipal rezoning.

Staff anticipate holding a community consultation meeting in the second quarter of 2008. A Statutory Public Meeting is targeted for Fall 2008.

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



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.
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.

DECISION HISTORY

This amendment results from an earlier development proposal relating to 144-156 Rowntree Mill Road. The rezoning application for 144-156 Rowntree Mill Road, which was refused by City Council, sought to construct low density residential in an area with two existing zoning and official plan designations.

Through the processing of the rezoning application, it was identified that the parkland adjacent to the north, which forms a significant part of the existing park system, had an Official Plan designation of Natural Area, yet was zoned for residential uses.

At City Council's meeting of September 25, 26 and 27, 2006, it was recommended that the Director of Community Planning, Etobicoke York District be requested to report back on rezoning this parcel within Rowntree Mill Park.

ISSUE BACKGROUND

Proposal

There will be no changes to the existing parkland system. The purpose of the rezoning amendment seeks to bring the lands into conformity with the Official Plan and existing use of the site.

Site and Surrounding Area

To the south and east of Rowntree Mills Park is an established residential community, mainly comprised of single detached and semi detached dwellings. From the central portion of this site, the park extends to both the north and south and terminates at local streets, Riverside Drive and Rowntree Mill Road, respectively. To the west of the park is the Humber River.

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 Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff consider the proposed amendment to be consistent with the PPS and in conformity with the Growth Plan for the Greater Golden Horseshoe.

Zoning

The site is largely designated Third Density Residential – R3. A small fragment of the northeast corner narrowing southward is designated Fourth Density Residential – R4.

Under this zoning provision, single detached dwellings would be permitted. In order to bring this parklands into conformity with the Official Plan designation, and to match the zoning designation of parkland areas surrounding this parcel, rezoning the lands to Greenbelt Zone is required.

A Greenbelt Zone designation permits recreational uses such as parks, playgrounds that are operated by the municipality or conservation authority, along with buildings and structures accessory to such recreational uses. A single detached dwelling is permitted, however, since the ownership of this land is with the TRCA, and managed by the City of Toronto, it is reasonable to conclude that residential dwellings are not a contemplated use within a public park area and specifically within the Humber River recreational system.

COMMENTS

The area proposed for rezoning is greenspace located within the Humber River valley corridor and includes floodplain and valley slopes. The lands are inherently unsuitable for development and were acquired by the TRCA to ensure their protection from inappropriate development.

As such, the TRCA does not object to the City of Toronto pursuing a rezoning from Third – R3 and Fourth Density Residential – R4 to Greenbelt Zone - G.

Issues to be Resolved

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

CONTACT

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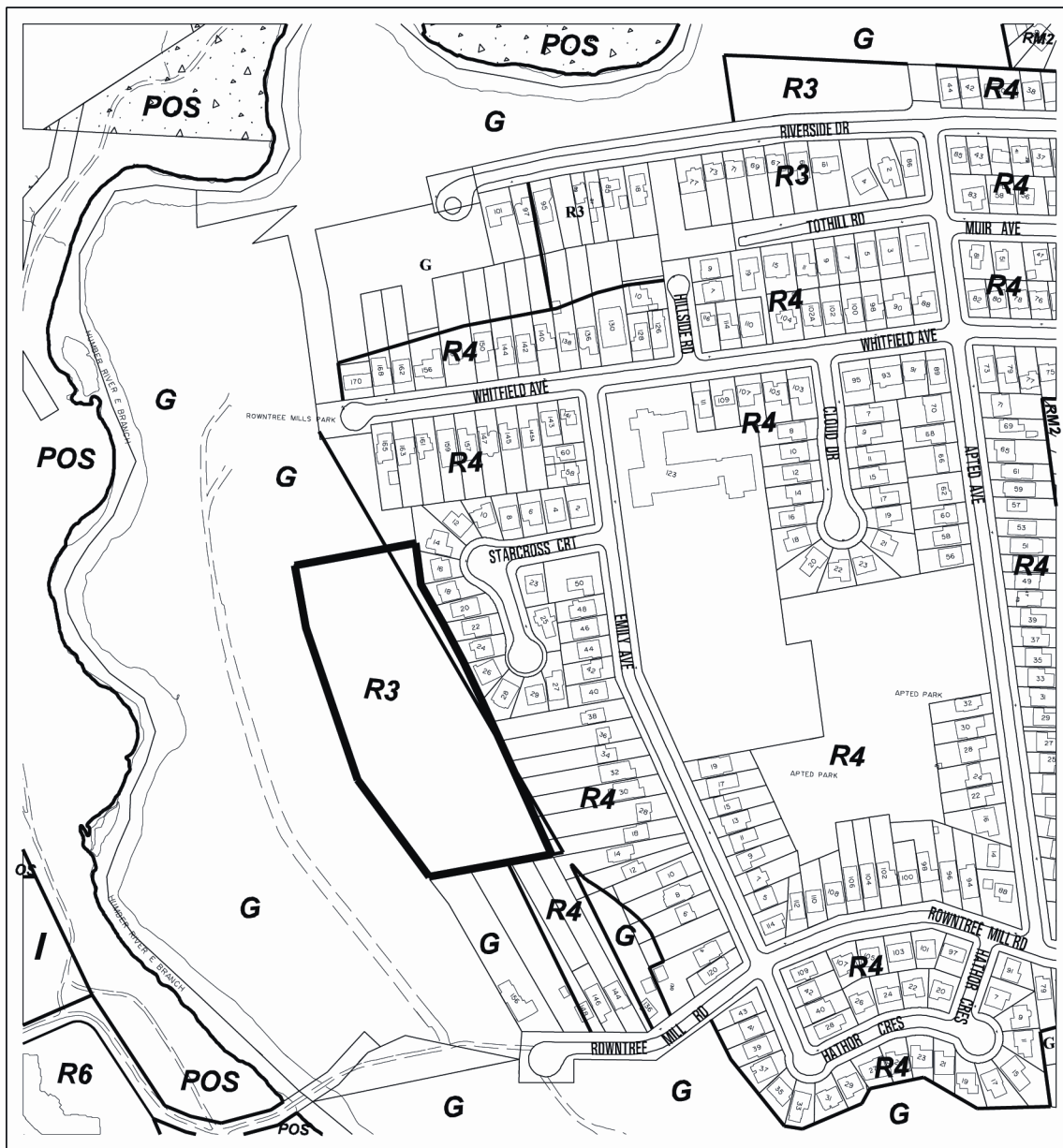
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Zoning Amendment area map

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Part of lots 55 & 56 on Registered Plan 2388

File # 08_158501

Former North York Zoning By-law 7625

- R3 One-Family Detached Dwelling Third Density Zone
- R4 One-Family Detached Dwelling Fourth Density Zone
- RM2 Multiple-Family Dwellings Second Density Zone
- G Greenbelt Zone

Former Etobicoke By-law 11,737

- R6 Residential Sixth Density
- I Institutional
- OS Public Open Space
- POS Private Open Space



Not to Scale
Zoning By-law 7825 as amended
Extracted 05/20/08 - MH