

**Riverside Drive (Rowntree Mills Park) Zoning By-law Amendment – Final Report**

<b>Date:</b>	October 24, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 7 – York West
<b>Reference Number:</b>	08 158501 WET 07 OZ

**SUMMARY**

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.

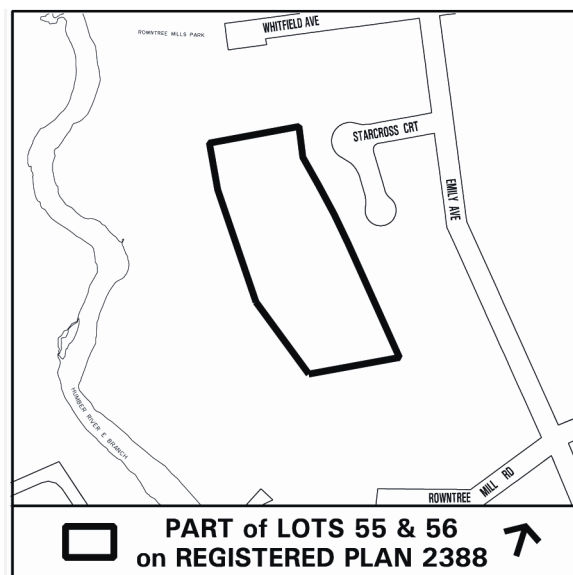
This proposal implements the Official Plan and is consistent with the requirements of the Provincial Policy Statement for Natural Heritage areas.

This report reviews and recommends approval of the proposal to amend the Zoning By-law designation for the subject lands.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Zoning By-law for the parcel of land within Rowntree Mills Park substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2.



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

This proposed zoning 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 parcel of parkland which abutted the application site to the north, and formed part of the existing park system, had an Official Plan designation of Parks and Open Space Areas - 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 located Rowntree Mills Park.

### **ISSUE BACKGROUND**

#### **Proposal**

The land to be rezoned is owned by the Toronto and Region Conservation Authority (TRCA). The City has received authorization from the TRCA to pursue the rezoning 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 G zoning of the parkland within which it is located.

#### **Site and Surrounding Area**

In the immediate area to the north, south and east of Rowntree Mills Park is an established residential community, mainly comprised of single detached and semi detached dwellings. The parcel subject to this rezoning proposal is to the rear of the properties located on the west side of Starcross Court and Emily Avenue. To the west of this area 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.

The proposal is consistent with the PPS in that natural areas shall be protected for the long term. By removing the residential zoning permission that currently exists on the site, this will allow for the protection of the lands from the potential development of uses, and site alteration that is not intended within natural heritage areas.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The Official Plan includes the site as part of the Natural Heritage System and is also designated as *Parks Open Space Areas - Natural Area*. Natural Areas are to be maintained primarily in a natural state, while allowing for compatible recreational, cultural and educational uses.

### **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 the current residential zoning provisions, single detached dwellings would be permitted in addition to parks and recreational uses. In order to bring this parkland into conformity with the Official Plan designation, and to match the zoning designation of parkland area surrounding this parcel, rezoning the lands to G - 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 on a 0.8 hectare lot, however, since the ownership of this land is with the TRCA, and managed by the City of Toronto, it is reasonable to conclude that a residential use is not a contemplated use within a public park area and specifically within the Humber River recreational system.

### **Site Plan Control**

An application for Site Plan control is not applicable for the rezoning amendment.

## **Community Consultation**

A Community Consultation meeting was held on October 15, 2008, at Humber Summit Library located in the same neighbourhood as the subject land. Ten residents of properties that abut or are located in proximity to the subject site attended the meeting. All residents were generally supportive of the proposed rezoning. No residents at the meeting expressed concerns. Questions and clarifications regarding the ownership of the lands, how the existing R3 and R4 zoning designation of the lands was established and the next steps in the planning process were answered by Planning staff in attendance.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application.

## **COMMENTS**

No issues were raised by outside agencies, nor through the community consultation process. The zoning amendment is supported by both the Toronto and Region Conservation Authority, and the City of Toronto, as it will ensure protection of the land from undesired development and will facilitate conservation management for the natural environment.

## **CONTACT**

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## **SIGNATURE**

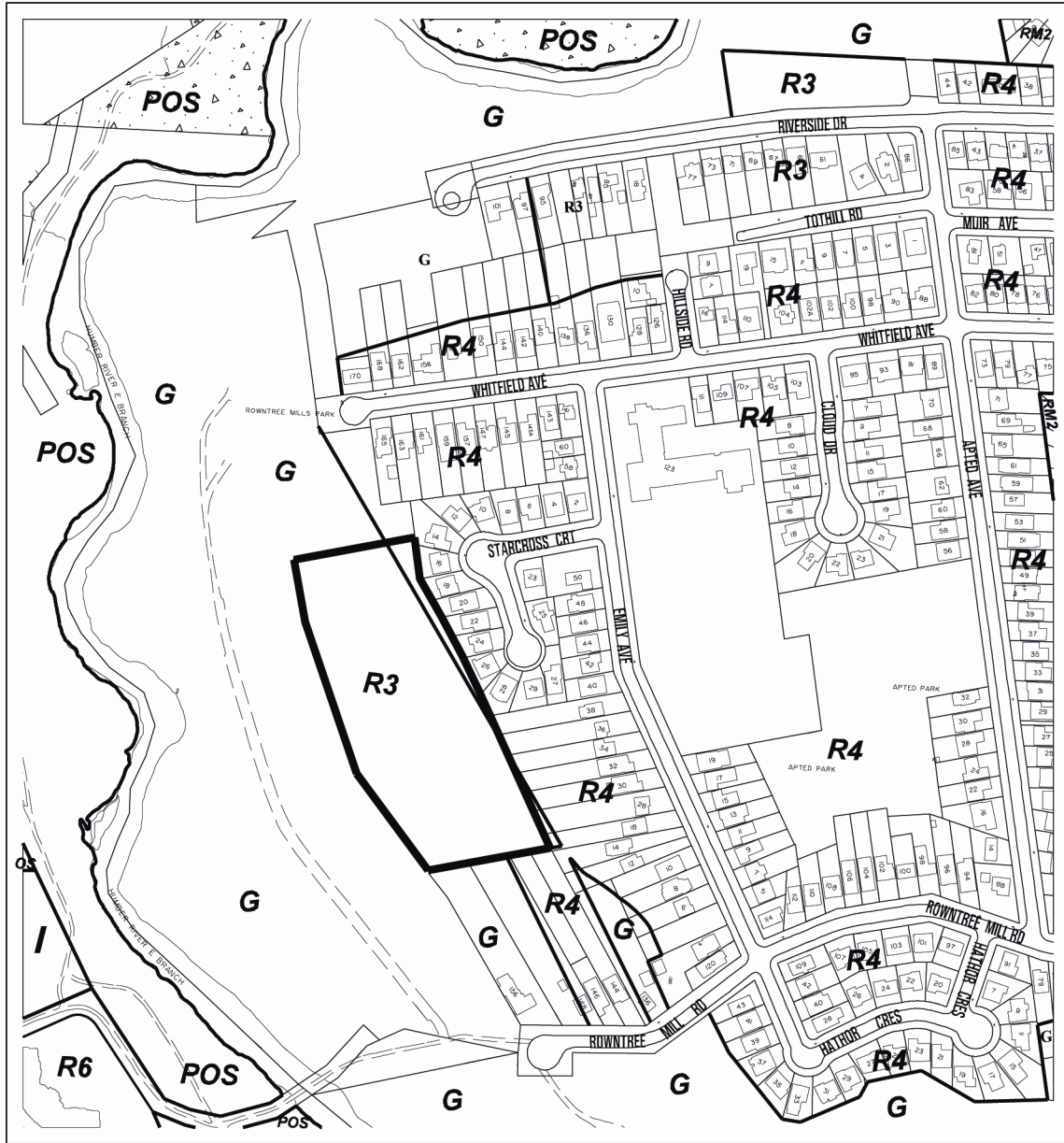
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1 Zoning  
Attachment 2: Draft Zoning By-law Amendment

## Attachment 1: Zoning



**TORONTO** City Planning  
Zoning

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

## Attachment 2: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

#### **To amend former City of North York Zoning By-law No. 7625, as amended, With respect to the lands located within the Rowntree Mills Park**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this by-law.

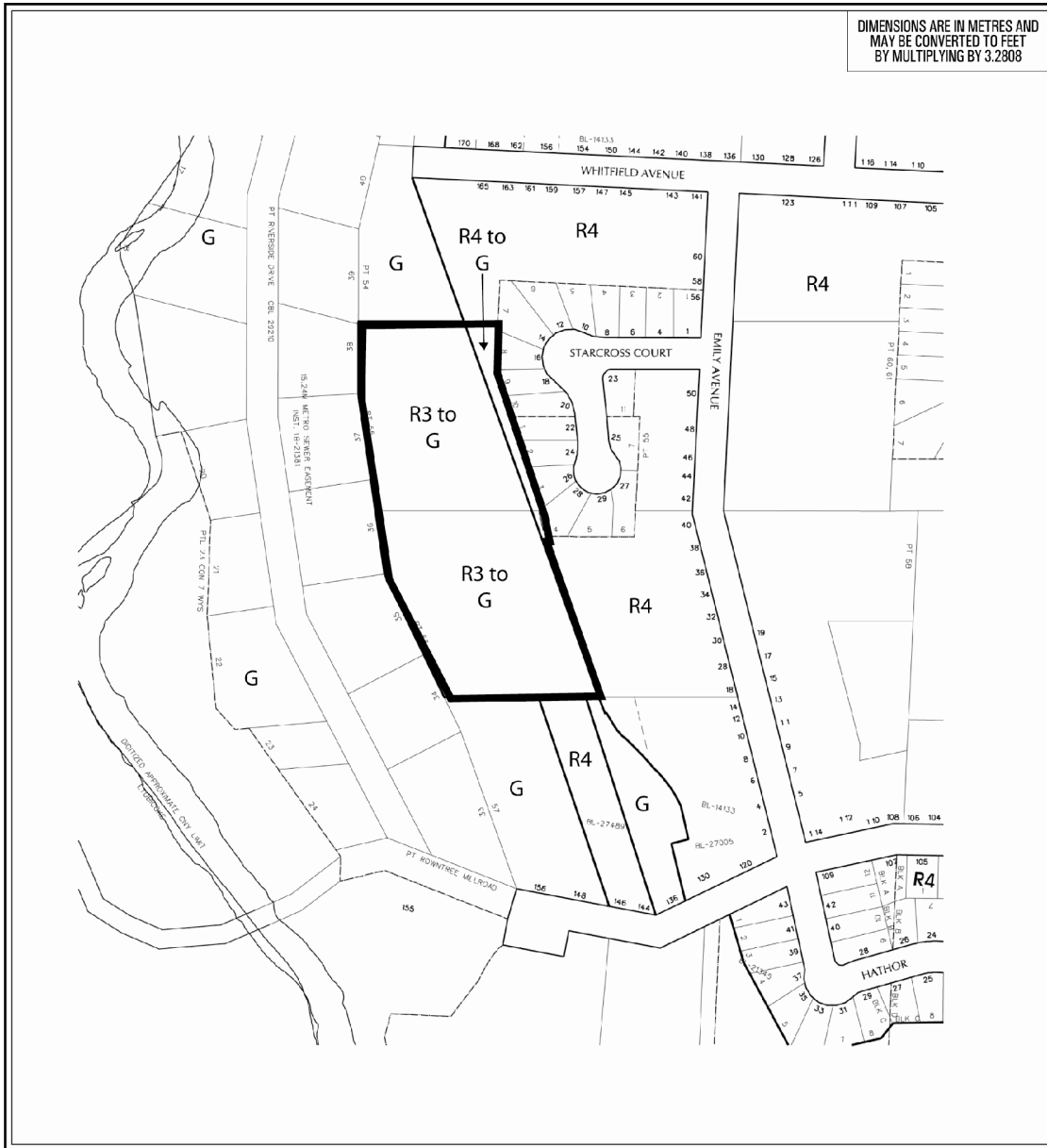
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

City of Toronto By-law No. xxx-20~



<p>This is Schedule " 1 " to Bylaw _____                  passed the _____ day of _____, 20____</p> <p>(Sgd.) _____ (Sgd.) _____                  CLERK MAYOR</p>		City Planning Division Community Planning West		
Location: Part of Lots 55 & 56, Registered Plan No. 2388, City of Toronto				
File No: 08_158501	Drawn by: K.P.	Approved by: S.T.	Date: October 2008	Filename: 08_158501.ai