

**145 Homestead Road – Rezoning Application - Preliminary Report**

<b>Date:</b>	January 18, 2008
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough East
<b>Reference Number:</b>	07 289711 ESC 44 OZ

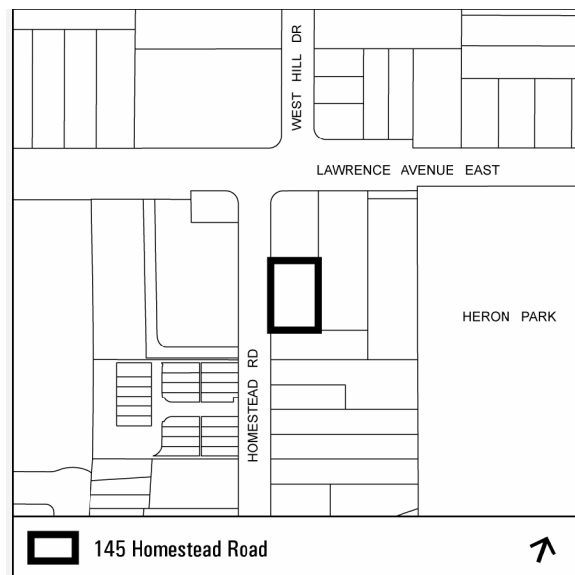
**SUMMARY**

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the existing zoning to permit 6 townhouse dwelling units at 145 Homestead Road as shown on the attached site plan (Attachment 1).

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

The application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.



## **RECOMMENDATIONS**

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### **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.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to amend the zoning by-law to permit the redevelopment of the lands with 6 townhouse dwelling units.

The proposed development also includes a parcel of land, approximately 250 square metres (2,691 square feet), for “Open Space” containing natural environmental features including several existing trees which are to be retained. This parcel of land will be dedicated to the City and will be an extension of the existing 1,300 square metres (13,994 square feet) of land zoned “Major Open Spaces” (O).

The proposed townhouses are 3 storeys in height, front onto Homestead Road and have front yard driveways leading to a single car garage. The proposed townhouse dwelling units would each have a frontage of approximately 5.5 metres (18 feet) with the two end units having a lot frontage of 6.1 metres (20 feet), including a 0.6 metre (2 feet) side yard setback from the property line. The proposed floor area of each unit would be approximately 220 square metres (2,400 square feet).

Relevant project data is outlined on the attached site plan (Attachment 1) and application data sheet (Attachment 4).

### **Site and Surrounding Area**

The subject property is located south of Lawrence Avenue East, on the east side of Homestead Road in the West Hill Community. The property has a frontage of 42.6 metres (140 feet), a depth of 29.3 metres (96 feet), an area of 1,248 square metres (13,431 square feet), and is developed with a single-family residential dwelling which would be demolished.

A recently approved rezoning and subdivision application (Reference No. 05 110647 ESC 44 OZ and 06 101648 ESC 44 SB) for a mixture of townhouse units, two-family dwellings, and a single-family detached dwelling is currently under construction and surrounds the subject lands to the north, south, and east.

Habitat for Humanity townhouses, a city park and a recreation centre is located further to the east of the subdivision under construction. To the west are 3-storey street townhouse dwellings and condominium townhouses.

There is a small, shallow ravine south of Lawrence Avenue East that traverses 145 Homestead Road and adjacent lands in an east-west direction. This shallow ravine, which contains several trees, only exists between Homestead Road and the Habitat for Humanity property at the westerly boundary of Heron Park, where it enters a culvert under a driveway and the park parking lot. Approximately 1,300 square metres (13,994 square feet) of this land was dedicated to the City and zoned “Major Open Spaces” (O) as a result of the adjacent subdivision development.

### **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 will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The property is designated Neighbourhoods, which contain a full range of residential uses within lower scale-buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. The plan establishes development criteria which, among other matters, require development to respect and reinforce the physical patterns and character of established neighbourhoods with particular regards to patterns of streets and parks, size and configuration of lots, setbacks of buildings from the street, prevailing patterns of rear and side yard setbacks, and heights, massing, scale and type of dwelling unit compatible with nearby residential properties.

The Official Plan recognizes the importance of good urban design in building a successful city and strives to ensure that the best possible development choices are made.

Beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings are a key shared asset.

## **Zoning**

The subject lands are zoned Single-Family Residential (S) Zone (Attachment 3), requiring a minimum lot frontage of 12 metres (40 feet) on a public street and a minimum lot area of 464 square metres (4,995 square feet).

## **Site Plan Control**

The former City of Scarborough By-law No. 21319 was amended to include the subject lands as a site plan control area. City Council enacted the site plan control amendment (By-law 668-2006) on July 27, 2006. An application for site plan approval has not been submitted as of yet.

## **Ravine Control**

The majority of the property is subject to the City's Ravine Protection By-law. The City of Toronto has established a ravine by-law for the purpose of promoting the management, protection and conservation of ravines and associated natural and woodland areas and to prohibit and regulate the injury and destruction of trees, filling, and alteration of the grade in defined areas. A permit is required to conduct any of the above activities on ravine protected lands.

## **Tree Preservation**

The lands are subject to the City's Tree Protection By-law. The applicant has submitted an arborist report and tree preservation plan which is currently being reviewed by Forestry Services staff.

## **Heritage Preservation**

The City has identified the subject lands as an area of archaeological potential. Heritage Preservation Services has been circulated the application and an archaeological assessment may need to be completed.

## **Reasons for the Application**

The zoning by-law amendment is required in order to permit the proposed development density and dwelling types on the site and to establish appropriate development standards. The zoning by-law amendment would also allow for the rezoning of Single-Family Residential (S) lands to Major Open Spaces (O) for the lands to be dedicated to the City.

## **COMMENTS**

### **Issues to be Resolved**

#### **Compatibility**

The proposal will be reviewed in order to ensure that development of the site fits comfortably into the existing residential pattern of the community which surrounds it. It

is appropriate to review certain zoning by-law requirements such as, but not limited to, frontages, lot area, and setbacks.

### **Infill Townhouse Guidelines**

The applicant was advised to consider the Infill Townhouse Design Guidelines in addressing development impacts, with a focus on protecting streetscapes and serving as a framework within which architectural and landscape design excellence can thrive. Planning staff will assess the proposal to ensure it addresses the intent of the Guidelines.

### **Open Space**

The proposal will be assessed to determine the appropriateness of the lots and the impact of the proposed development on the shallow ravine, and natural features. The applicant is proposing the preservation of a 250 square metre (2,691 square feet) parcel of land to be zoned Major Open Spaces (O) and dedicated to the City. This would allow the preservation of several existing trees and the ravine feature of the site.

### **Servicing**

The applicant has submitted a Site Servicing and Stormwater Management Report which is currently under review.

### **Green Development Standard**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006.

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**

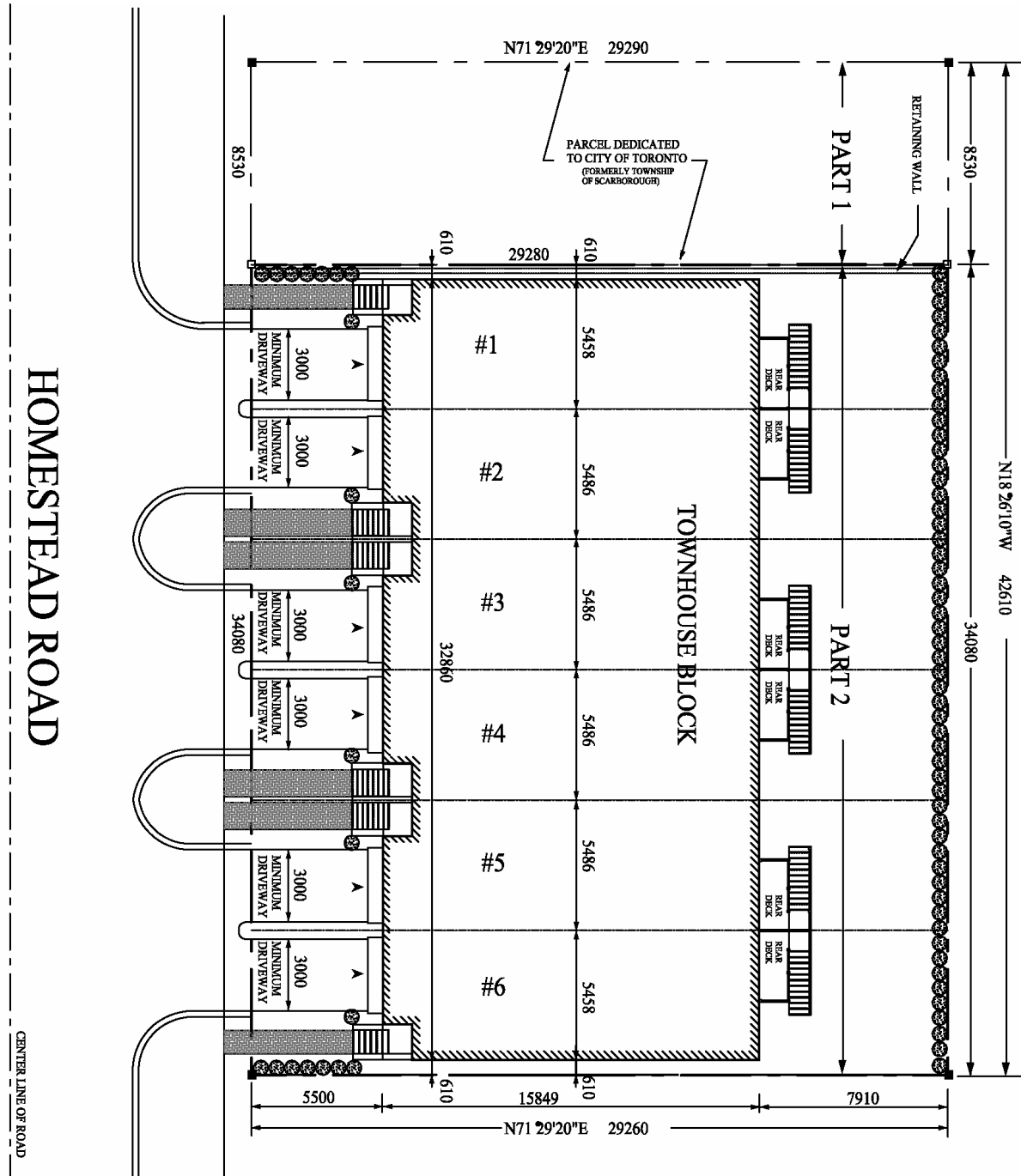
Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Site Plan

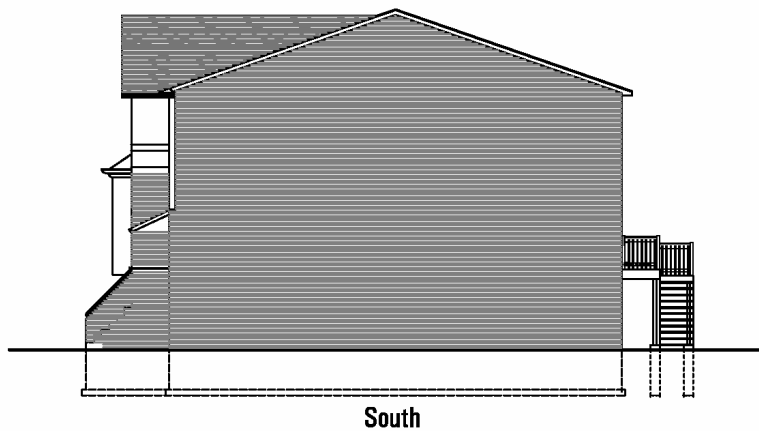
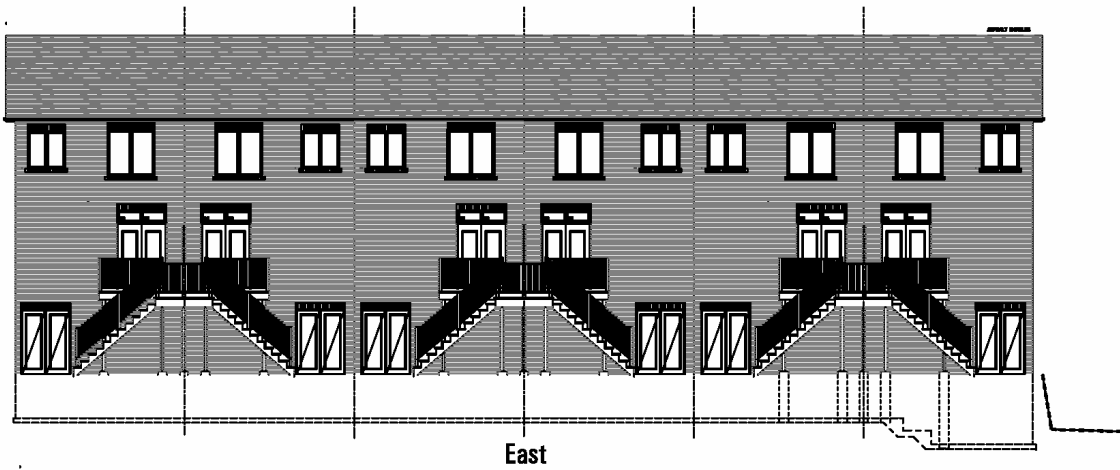
Applicant's Submitted Drawing

Not to Scale   
01/15/08

145 Homestead Road

File # 07-289711 OZ

**Attachment 2: Elevations**



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**Elevation Plan**

**Applicant's Submitted Drawing**

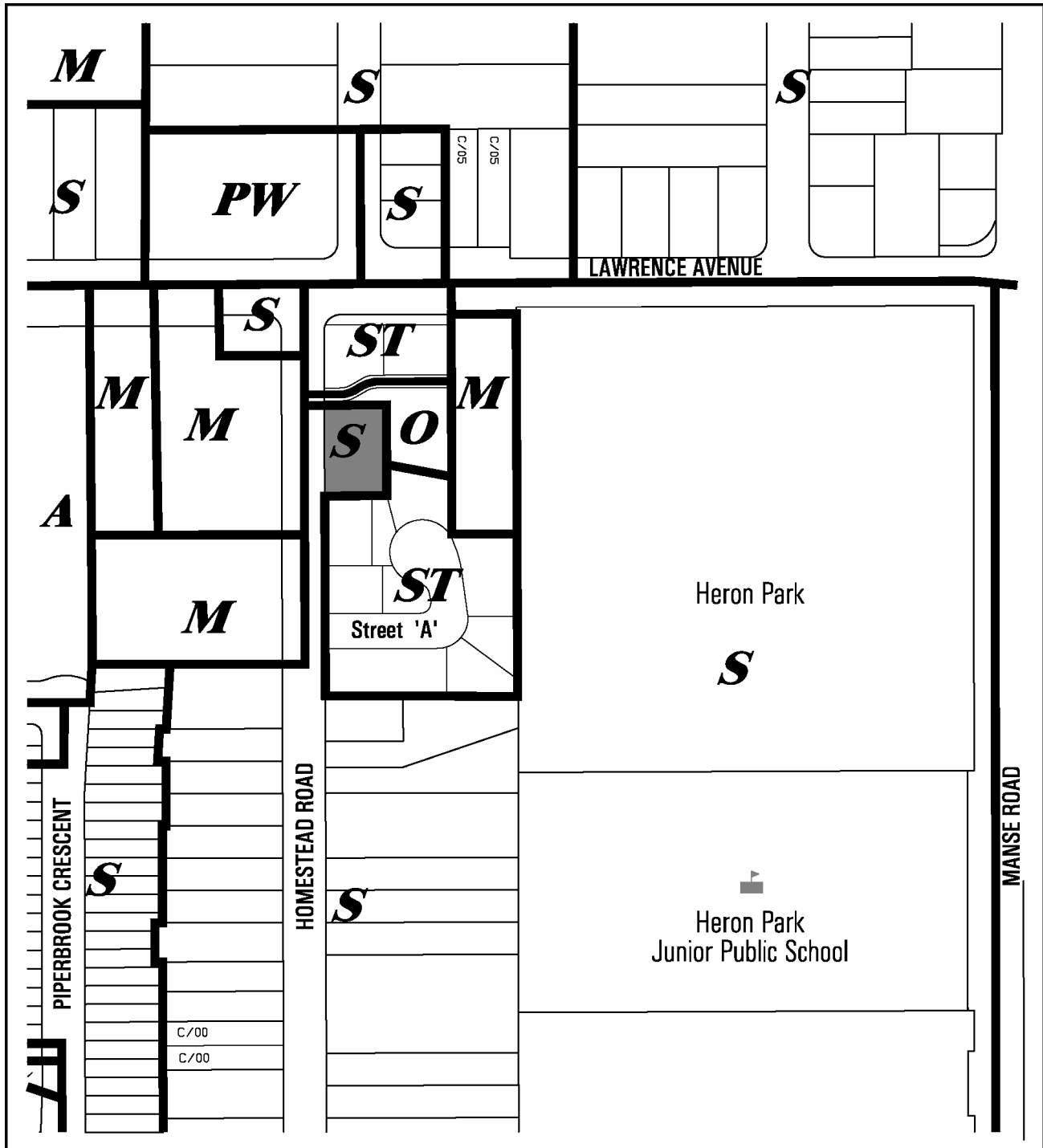
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**145 Homestead Road**

**File # 07-289711 0Z**



Attachment 3: Zoning



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

**145 Homestead Road**  
 File # 07-289711 0Z

- S* Single-Family Residential
- ST* Street Townhouse Residential
- M* Multiple-Family Residential
- O* Major Open Space
- PW* Place(s) of Worship

West Hill Community Bylaw  
 Not to Scale  
 1/11/08

### Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	07 289711 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	December 31, 2007

Municipal Address: 145 HOMESTEAD RD  
 Location Description: PL 3006 LT3 PT LT62 \*\*GRID E4409  
 Project Description: The applicant is proposing to amend the Zoning By-law to permit the redevelopment of the lands with 6 townhouse dwelling units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ARISTOTLE CHRISTOU			ANGELA MITOULAS

**PLANNING CONTROLS**

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	1247.7	Height:	Storeys:	3
Frontage (m):	42.6		Metres:	0
Depth (m):	29.2			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	1331.8		Parking Spaces:	12
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1331.8			
Lot Coverage Ratio (%):	0			
Floor Space Index:	1.07			

**DWELLING UNITS**

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

			<b>Above Grade</b>	<b>Below Grade</b>
Tenure Type:		Residential GFA (sq. m):	1331.8	0
Rooms:	0	Retail GFA (sq. m):	0	0
Bachelor:	0	Office GFA (sq. m):	0	0
1 Bedroom:	0	Industrial GFA (sq. m):	0	0
2 Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
3 + Bedroom:	6			
Total Units:	6			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Frank Stirpe, Planner</b>
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