

**145 Homestead Road – Rezoning Application – Final Report**

<b>Date:</b>	May 16, 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.

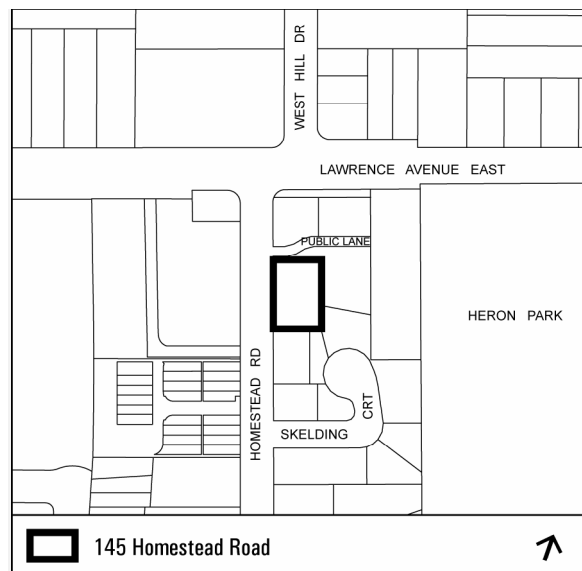
This application proposes to amend the existing zoning to permit 6 townhouse dwelling units at 145 Homestead Road as shown on the attached site plan (Attachment 1). The proposed infill development is compatible with and integrates well with the existing neighbourhood and is consistent with the Official Plan policies.

This report reviews and recommends approval of the application to amend the zoning by-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the zoning by-law for the West Hill Community substantially in accordance with the draft zoning by-law amendment attached as Attachment 5.



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.

## **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 townhouses are 3 storeys in height, each having 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 townhouses would be constructed on lot areas ranging from approximately 160 square metres (1,720 square feet) to 177 square metres (1,910 square feet), with each unit having a gross floor area of approximately 220 square metres (2,400 square feet).

All of the proposed townhouse units would have one enclosed garage parking space with access from Homestead Road.

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) to the immediate north and east.

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 are 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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposal is consistent with the PPS and conforms to the Growth Plan.

## **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 property is subject to site plan control. An application for site plan approval has been filed and was reviewed concurrently with the zoning by-law amendment application.

## **Ravine Control**

The presence of a shallow ravine south of Lawrence Avenue East results in a majority of the subject lands to be subject to the provisions of the City of Toronto Municipal Code Chapter 658 – Ravine Protection. If healthy trees within the area subject to the Ravine Protection By-law are to be destroyed or injured or there are proposed changes/alterations to the grade of the protected area, a ravine permit application must be submitted to Urban Forestry – Ravine Planning. A permit is required to conduct any of the above activities on ravine protected lands. Replacement trees are required as a condition of permit approval.

## **Tree Preservation**

The remaining portion of the property is subject to provisions of the City of Toronto Municipal Code Chapter 813. The private tree by-law regulates injury or removal of privately owned trees which measure 30 centimetres in diameter or more as measured 1.4 metres above the ground level. The by-law does not protect trees that are less than 30 centimetres in diameter.

## **Reasons for 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. Consent applications will be required to be filed at a later date to divide the subject lands into 6 parcels.

## **Community Consultation**

A Community Consultation Meeting was held on April 21, 2008. There were 4 residents that attended the meeting along with the Ward Councillor, City staff and members of the applicant's team.

Concerns were raised with regards to how many trees are being removed, and how many trees will be replaced.

Residents wanted to know if Homestead Road would be resurfaced, will there be a traffic signal installed at Lawrence Avenue East and Homestead Road, and will a sidewalk be required along the Homestead Road.

## **Agency Circulation**

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

## **COMMENTS**

### **Compatibility**

The subject property is designated Neighbourhoods, which is considered physically stable areas made up of residential uses in lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. The proposed housing form is in keeping with the policies of the Official Plan 'Neighbourhoods' designation, The proposed development is compatible with adjacent uses and designations with regard to dwelling unit type, height, frontages, lot area, and setbacks.

The subject lands are flanked by a development currently under construction that includes a mixture of 39 townhouse units, 6 semi-detached dwelling units, and 1 single-family detached dwelling. The townhouses currently under construction north of the subject lands are 3-storeys and approximately 12 metres (39 feet) fronting onto Lawrence Avenue East, and south of the subject lands are 2-storey townhouses, approximately 10.8 metres (35 feet) in height. Along the west side of Homestead Road are also existing 2 and 3-storey townhouses.

The proposed townhouses are 3-storeys and approximately 11 metres (36 feet) in height and back onto open space along the rear lot line and north side lot line.

### **Infill Townhouse Guidelines**

The applicant was advised to consider the Infill Townhouse Guidelines in addressing development impacts, with a focus on protecting streetscapes and integrating new development with existing housing patterns. Due to the overall frontage of the subject lands, and that approximately 8.5 metres (28 feet) of frontage will be protected and dedicated to the City as open space, the 4 internal townhouse units will have a lot width of approximately 5.5 metres (18 feet). The proposed townhouses are setback 5.5 metres (18 feet) from the street line and 6 metres (20 feet) to the garage. A rear yard setback of 7.9 metres (26 feet) is proposed from the rear wall of the proposed dwellings to the rear lot line. The Guidelines speak to a front yard driveway only when a lot is more than 6 metres (20 feet) wide. However, the proposed front yard driveways would allow the lands adjacent to the "Open Space" to remain undisturbed as sodded rear yards, thereby minimizing any impacts on the adjacent "Open Space". Furthermore, there will be sufficient area to accommodate landscaping within the front yard of each dwelling unit.

The applicant's proposal, addresses the intent of the Guidelines by providing appropriate siting of the units, setbacks, and parking. The proposal achieves overall fit and

compatibility with the neighbourhood. The site plan process will enable further review and refinement of the site plan and building elevations.

### **Tree Preservation & Ravine Protection**

Within the Ravine By-law area, 7 trees will be removed. Urban Forestry requires a minimum replacement ratio of 3 trees planted for each tree removed, within the area of the site subject to the ravine protection by-law plus 1 tree or 10 shrubs planted per 25 square metres of natural infiltration areas lost to hard surfaces. The applicant must plant 21 trees and approximately 80 native shrubs to compensate for the removal of trees and area lost to hard surfacing. Efforts will be made to plant these trees and shrubs within the parcel of land zoned as “Open Space” and in the rear yard area.

The arborist report submitted by the applicant also indicates that there are 3 trees over 30 centimetres in diameter or more that would need to be removed in order for construction to proceed as planned. Where it is not possible to retain or protect a tree on private property that qualifies for protection under the Private Tree By-law, it will be necessary for the applicant to submit an Application to Injure/Destroy Trees, with a replanting plan indicating private tree replacement.

In total, the applicant is proposing 24 replacement trees and approximately 80 native shrubs to be planted. Staff will encourage proposed planting on private property as well as in the public realm for the length of the development.

The replacement trees and plantings will be finalized with Urban Forestry staff and a landscape and replanting plan will be a requirement of site plan approval.

### **Open Space/Parkland**

Following discussions with staff, the owner agreed to the preservation of a parcel of land, approximately 250 square metres (2,691 square feet), for “Open Space” which would allow the preservation of several existing trees and the ravine feature of the site. This area will also provide for a large replanting area to plant better quality trees. In order to ensure the protection of this natural area, planning staff is recommending these lands be zoned as ‘Major Open Spaces (O)’. The protected area will be dedicated to the City, through the site plan approval process.

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people.

Parks, Forestry and Recreation staff have advised that the development site is not subject to the alternate rate park levy. The parkland contribution that would apply to this site is 5%. The required parkland dedication will be satisfied through cash in lieu prior to issuance of building permits.

## **Toronto Green Development Standard**

The applicant is proposing to incorporate a number of green features into the development consistent with the City's green development standards. Construction methods are proposed that will use local materials and construction waste is proposed to be recycled or diverted. The dwellings are proposed to be designed and constructed with materials such as insulation and fixtures that optimize energy performance.

## **Public Sidewalks**

The applicant will be required to construct a 2 metre (6.6 feet) sidewalk along the east side of Homestead Road along the frontage of the subject lands. The proposed sidewalk will connect to the recently approved subdivision, which is currently under construction and surrounds the subject lands. This will integrate the development into the surrounding community.

## **Traffic Impact**

Transportation Planning and Transportation Services have reviewed the submitted plans. There is very good surface TTC transit service nearby on Lawrence Avenue East providing connections to many north-south routes as well as the Rouge Hill GO station to the east and the Lawrence East rapid transit station leading to the Bloor-Danforth subway. The proposed townhouses would each have a 1-car attached garage, with another parking space on the front yard driveway.

City staff are satisfied that the proposed 6 townhouse development would only minimally increase traffic in the area and would not result in the need for a signalized intersection at Lawrence Avenue East and Homestead Road.

## **Servicing and Storm Drainage**

The applicant has submitted a Site Servicing Plan & Stormwater Management Report which is currently under review. Planning staff will secure all requirements through the site plan control approval application.

## **Development Charges**

It is estimated that the development charges for this project will be \$52,914.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONTACT**

Frank Stirpe, Planner  
Tel. No. (416) 396-7658  
Fax No. (416) 396-4265  
E-mail: fstirpe@toronto.ca

## **SIGNATURE**

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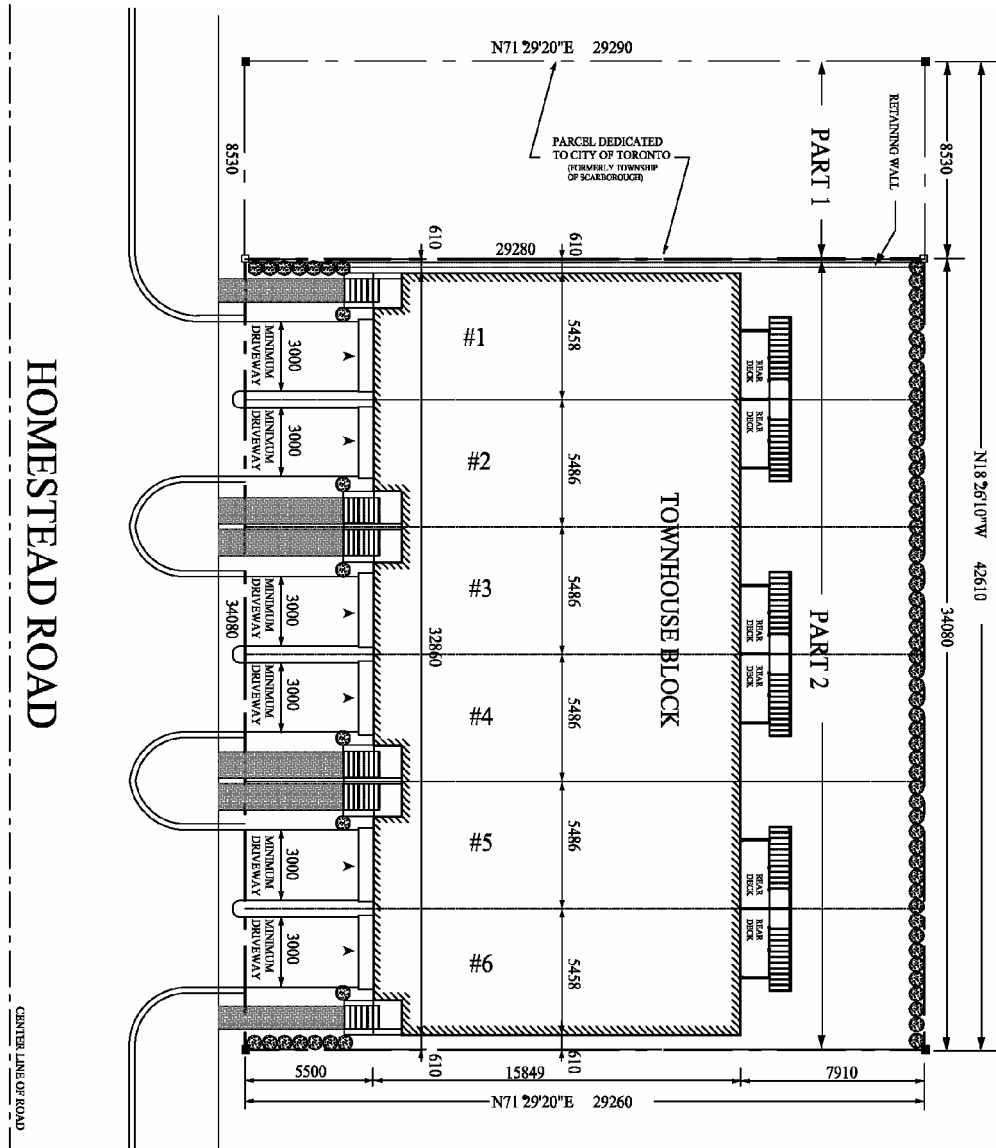
Allen Appleby, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

- Attachment 1: Site Plan
- Attachment 2: Elevations
- Attachment 3: Zoning
- Attachment 4: Application Data Sheet
- Attachment 5: Draft Zoning By-law Amendment



# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
01/15/08

## 145 Homestead Road

File # 07-289711 OZ

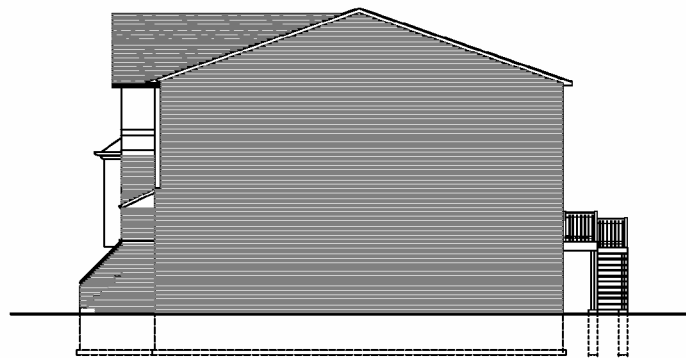
**Attachment 2: Elevations**



West



East



South

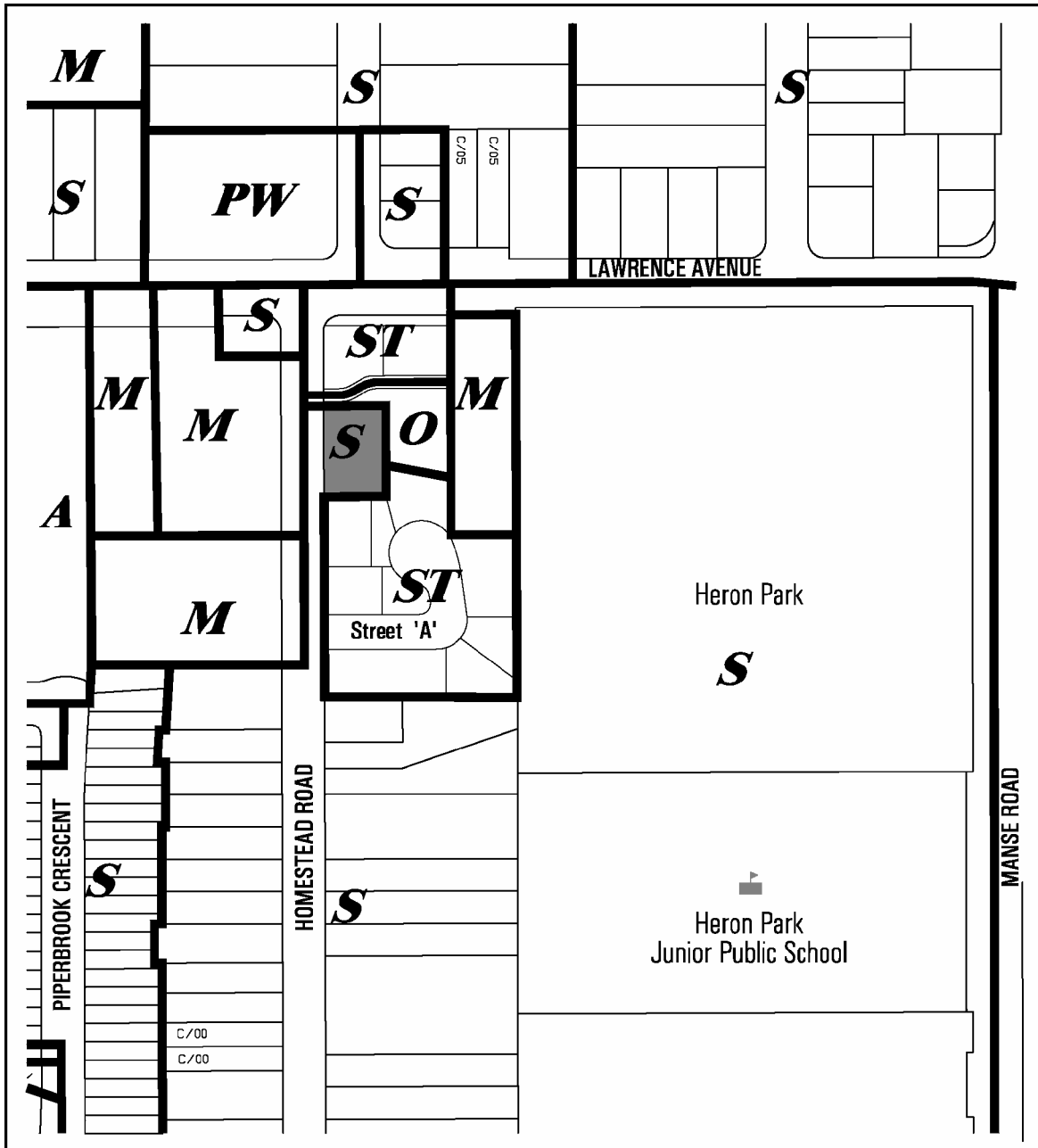
**Elevation Plan**  
**Applicant's Submitted Drawing**

Not to Scale  
01/15/08

**145 Homestead Road**

File # 07-289711 OZ

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  
1/1/08



## 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 ROAD  
 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>
Randal Dickie			Vintage Park Homes

### 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:	11	
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)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	1331.8	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:	6	Institutional/Other GFA (sq. m):	0	0
Total Units:	6			

**CONTACT:      PLANNER NAME:      Frank Stirpe, Planner**  
**TELEPHONE:      (416) 396-7658**

**Attachment 5: Draft Zoning By-law Amendment**

Authority: Scarborough 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 Scarborough Zoning By-law No. 10327, as amended,  
with respect to the lands municipally known as,  
145 Homestead Road**

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. **SCHEDULE ‘A’** of the West Hill Community Zoning By-law is amended for the lands outlined on the attached Schedule ‘1’ by deleting the existing Single-Family Residential (S) Zoning, and replacing it with Street Townhouse Residential (ST) and Major Open Spaces (O) Zoning, so the amended zoning reads as follows as shown on Schedule ‘1’:

ST – 86 – 110 – 199G - 371 - 374 – 398 – 403 – 604 – 608 - 614  
O

2. **SCHEDULE ‘B’, PERFORMANCE STANDARD CHART**, is amended by adding Performance Standard 199G as follows:

**INTENSITY OF USE**

199G One **dwelling unit** per 5.4 m of frontage on a public street and 150 m<sup>2</sup> of area.

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

DAVID R. MILLER,  
Mayor

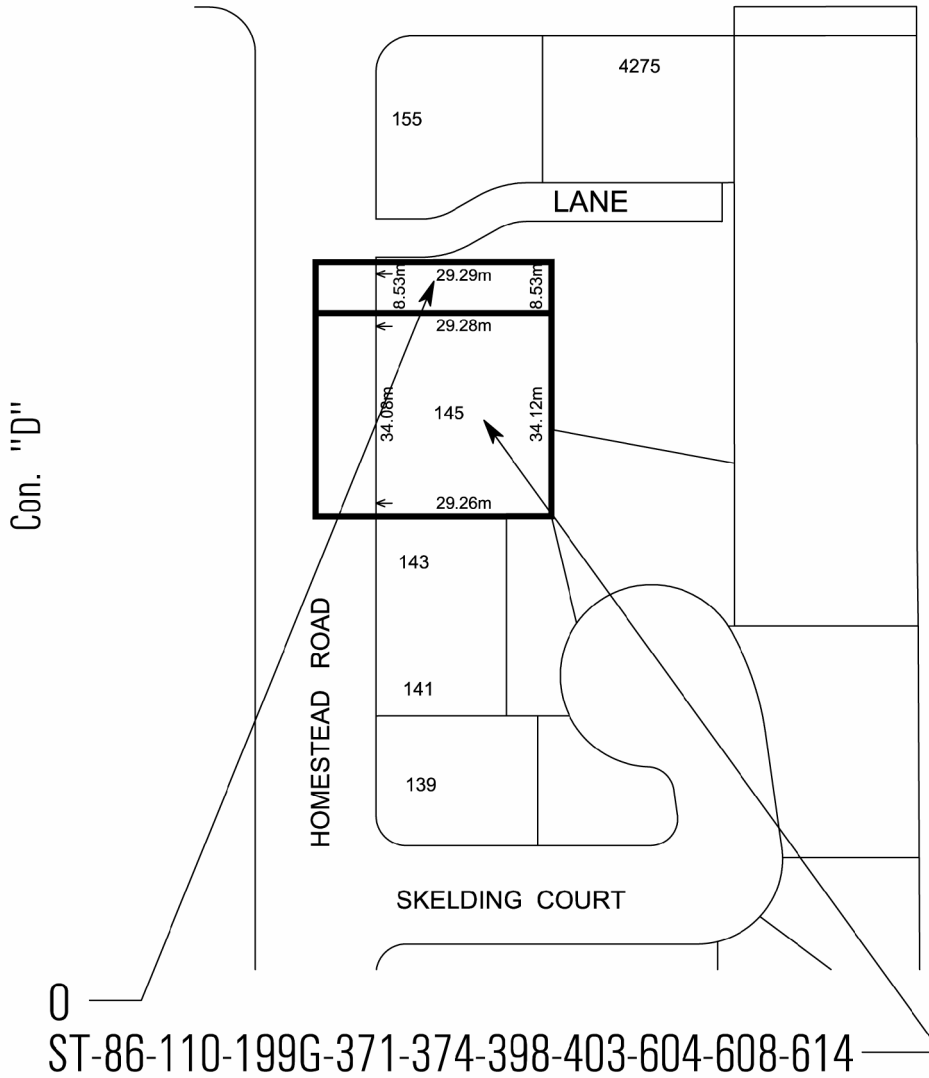
ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

# Schedule '1'

Lot 9

LAWRENCE AVENUE EAST



## Zoning By-Law Amendment

145 Homestead Road

File # 07-289711 0Z



Area Affected By This By-Law

West Hill Community By-law  
Not to Scale  
05/21/08

