

**North Side Sheppard Ave E (lands adjacent to Boydwood Lane) – Rezoning and Subdivision Applications - Preliminary Report**

<b>Date:</b>	August 19, 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>	08 152515 ESC 44 OZ and 08 152520 ESC 44 SB

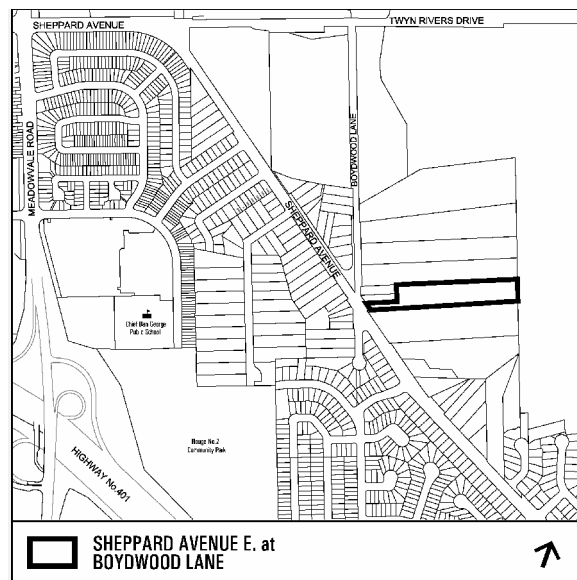
**SUMMARY**

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 zoning by-law to create five new lots to permit the development of five new single detached residential units on a new single loaded public road by way of plan of subdivision. The site is located on lands adjacent to 33 Boydwood Lane and Sheppard Avenue East.

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

The applications should proceed through the 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 in a timely manner.



## **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 proposes to amend the zoning by-law and obtain draft subdivision approval to create five new lots to permit the development of five new single detached residential units on a new single loaded public road. The proposed road width is 15 metres (49.2 feet), with a sidewalk on the north side. The proposed lots have varying lot frontages and areas, mostly due to the various development constraints at the rear of the new lots.

The proposed zoning amendment is related to reduced front yard set backs, minimum lot frontage and minimum lot area. A plan of subdivision is required to create the public road and individual ownership of the future five lots. Municipal servicing is anticipated to be provided with respect to garbage pick-up, water and storm.

### **Site and Surrounding Area**

The applicant's entire land holdings total 1.95 hectares (4.8 acres), and has a frontage of approximately 21 metres (68.9 feet) along Sheppard Avenue East, then widens at the rear behind the existing homes located at 33 and 35 Boydwood Lane to a width of approximately 61 metres (200.1 feet) and a depth of 177 metres (580.7 feet). The site extends towards the Rouge Park from Sheppard Avenue East with the Rouge River running through the eastern portion of the applicant's lands.

The submitted applications only propose to develop the table land portion of the site measuring approximately 0.53 hectares (1.3 acres) to create the five new residential lots. The applicant has not specified the eventual ownership of the balance of the lands.

The portion slated for development had historically been used as a single detached dwelling but was demolished several years ago. The lands also contain the remnant of a former well. The lands here are generally flat, mostly natural in state, and well treed.

Except for the Rouge Park to the east, the surrounding lands are predominantly comprised of single detached homes varying in lot sizes. The lots immediately adjacent to the subject property are mostly large and deep with some extending into the Rouge Valley. Much of the lands here are natural, undisturbed and treed due largely to the proximity of the Rouge Park.

#### Surrounding Land Uses

**North:** Lands to the north along Boydwood Lane are mostly comprised of single detached homes on large, deep lots, many extending into the Rouge Valley. Lands to the north along Sheppard Avenue are also single detached but on smaller lots.

**South:** The property immediately adjacent to the subject lands is large, deep and vacant, mostly left in a natural state and currently undevelopable in a residential context due to its inclusion in the Greenbelt Plan. Lands to the south, on the east side of Sheppard Avenue East contain single detached homes on generally large lots with some properties extending into the Rouge Valley and are well treed. Lands on the west side of Sheppard Avenue East, south of the subject property are also mostly comprised of single detached homes but on smaller lots.

**East:** Lands to the east are comprised of the Rouge Park, Canada's largest urban park left almost entirely in its natural state with the Rouge River running through some of the properties.

**West:** Lands on the west side of Sheppard Avenue East are predominantly single detached homes on deep lots.

#### **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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

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

### **Official Plan**

The applicant's property is subject to two land use designations within the Official Plan. The portion of lands intended for development (table lands) is generally designated Neighbourhoods while the lands below the top-of-bank are designated Natural Areas. As such, the portion of the applicant's lands intended for development are adjacent to the Natural Heritage System as shown in the Official Plan, Map 9 – Natural Heritage, and may be subject to applicable policies during the review process, including policies related to the Natural Environment (Chapter 3.4 Official Plan).

The portion of lands designated Neighbourhoods within the Toronto Official Plan on Map 22 – Land Use Plan, are considered stable areas made up of residential uses in lower scale buildings with a variety of building types. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual, and generally “fit” the existing physical character.

Infill development policies are outlined in Section 4.1.5 – Neighbourhoods. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular; patterns of streets, blocks and lanes, size and configuration of lots, height, massing, scale and dwelling type of nearby residential properties, prevailing building types, setbacks of buildings from streets and adjacent properties, and continuation of built-form or landscaping features that contribute to the physical character of the neighbourhood. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

### **Zoning**

The lands are subject to the provisions of the Rouge Community By-law No. 15907, as amended. The west portion of the site is zoned Single Family Residential (S) with the balance being in an Agricultural (AG) zone. Please see Attachment 3.

### **Natural Heritage**

Natural heritage includes ravines, wetlands, valley and stream corridors, wooded areas, shorelines and other significant physical features. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions

should have high priority in our city-building decisions. The impacts of new development in areas near the natural heritage system must be assessed. Given the proximity of the subject lands to a Provincially significant Area of Natural and Scientific Interest (ANSI) and to the City's Natural Heritage System, an Environmental Review has been submitted in support of these applications and is currently being reviewed by City staff and the Toronto and Region Conservation Authority (TRCA).

### **Ravine and Natural Feature Protection**

Ravines are important natural landforms that are part of the City's natural heritage system and like ravines, tableland forests are important natural features in the City that are also vulnerable to degradation. The Ravine and Natural Feature Protection By-law is applicable throughout the City and regulates certain activities within protected areas. A portion of the proposed development site is subject to the provisions of the By-law. Accordingly, the applications will be reviewed by Forestry and TRCA staff.

### **Tree Preservation**

City of Toronto by-laws provide for the protection of trees on both private and City property. The site is well treed, especially towards the Rouge Valley. A tree inventory and preservation plan have been submitted and these will be reviewed by City staff.

### **Site Plan Control**

The lands are located within a site plan control area, with the exception of the west portion of the site which extends out to Sheppard Avenue East. A building siting plan depicting the proposed footprint of the homes on each of the lots has been submitted for information and review. Further, given the proximity of the proposed lots to the ravine protection area, site plan approval will likely be required for each of the proposed dwellings.

### **Archaeological Assessment**

City Council approved a process of interim screening as the first phase of implementation of the Archaeological Master Plan for the City of Toronto in order to conserve archaeological resources in the City. Interim Screening is a city-wide process that identifies lands that may hold archaeological resources, using maps showing areas of pre-contact and historic archaeological potential. If a development property is in an area of archaeological potential the application is circulated to Heritage Preservation Services (HPS) for comment.

Staff from HPS has determined that the applicant's development site is in an area of archaeological potential and an archaeological assessment has been requested. An archaeological assessment was not submitted with the development applications. The applicant has recently submitted an archaeological assessment which is currently being reviewed by HPS staff.

## **Reasons for the Applications**

A plan of subdivision is required in order to create the proposed lots and to create the new public road. A zoning by-law amendment is required in order to establish appropriate development standards for the proposed subdivision.

## **COMMENTS**

### **Issues to be Resolved**

#### **Zoning**

Staff will consider whether the proposed zoning by-law amendment submitted by the applicant is appropriate. This will include a determination as what zone category should apply to the lands identified as being beyond the limits of the plan of subdivision. This includes the lands which extend easterly towards Rouge Park. The Official Plan designation on these lands will assist in making this determination.

#### **Archaeological Significance**

Based on the City's Archaeological Master Plan and associated mapping, the lands are within an area of archaeological potential. An archaeological assessment has been submitted for review by City staff.

#### **Stormwater Management / Site Servicing**

Stormwater management and site servicing reports have not been submitted. These reports are required to be filed in support of a subdivision application of this nature. The applicant has recently informed staff that engineering consultants have been retained and that servicing and stormwater management reports are expected to be submitted shortly.

#### **Traffic/Access**

A traffic impact study was not submitted by the applicant as part of the application submission materials for review. After discussing this issue with Development Services staff, it was determined that traffic counts and movements will not be required for the proposed new five unit subdivision and that a transportation engineer should provide design support in a report for the proposed intersection of Sheppard Avenue and the new public road. The applicant is proposing to submit this information as part of the servicing reports to come.

#### **Neighbourhood Compatibility**

A conceptual site plan was submitted with this application that shows the location and building foot print of future houses within each of the proposed five new lots. No elevations were provided although the Planning Rationale submitted in support of this application describes the future houses to be fully detached, two-storey dwelling units. House forms in the immediate area are generally large, single detached houses with varying lot sizes. The applications will be reviewed to determine compatibility in terms of proposed lot and dwelling sizes.

**Trees**

The site is well treed, especially towards the Rouge Park. A tree survey, arborist report or tree preservation plan was not initially submitted with the development applications, however the applicant has recently submitted a tree inventory and preservation plan which is currently being reviewed by staff.

**Ravine Control**

The Ravine and Natural Feature Protection By-law is applicable throughout the City of Toronto and regulates certain activities within protected areas. Given the proximity of the Rouge Valley and the ravine protected area, the proposed subdivision will be reviewed by Forestry and TRCA staff to ensure the continued protection and conservation of the City's ravines and associated natural and wooded areas.

**Natural Heritage System**

The City's Official Plan contains policies to protect Toronto's natural heritage system for the long term. An Environmental Review has been submitted in support of these applications and is currently being reviewed by City staff and the Toronto and Region Conservation Authority (TRCA).

**TRCA**

The applicant met earlier with TRCA staff to discuss the development proposal. Preliminary comments were provided by the TRCA including a request for additional materials, information and fees in order for the TRCA to complete their review and provide comments. A 10 metre (32.8 feet) setback from top of bank is proposed by the applicant. The proposed setback and the requirement to dedicate lands below top of bank will be reviewed by staff.

**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: Subdivision Plan

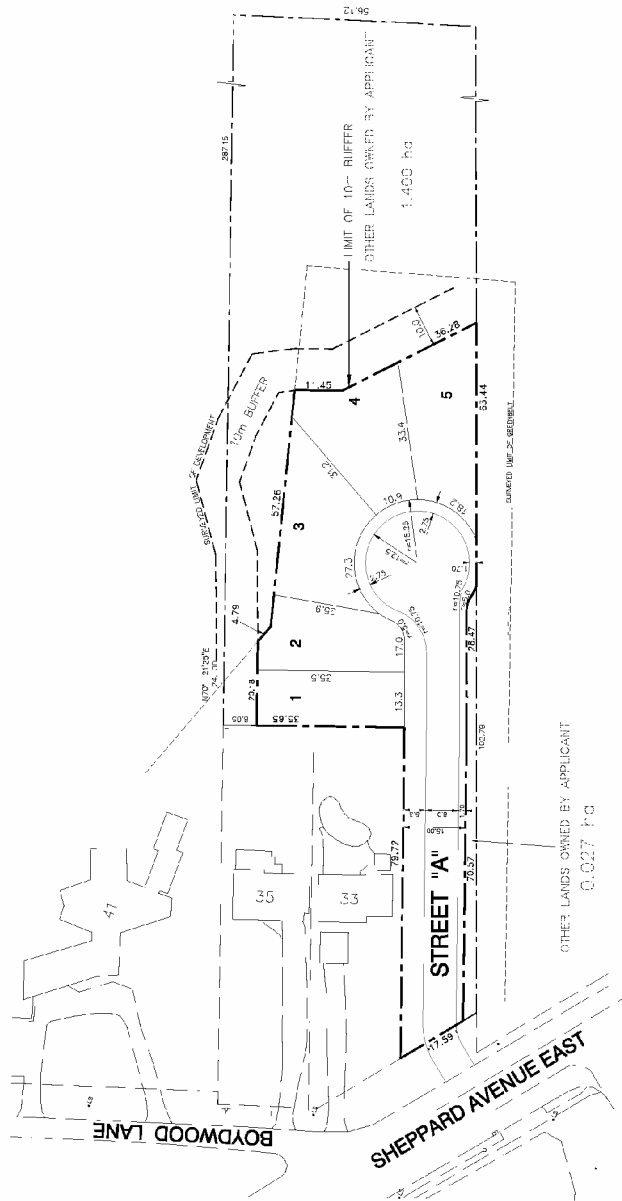
Attachment 2: Site Plan Concept

Attachment 3: Zoning

Attachment 4: Application Data Sheet



# Attachment 1: Subdivision Plan



Sheppard Avenue E. at Boydwood Lane

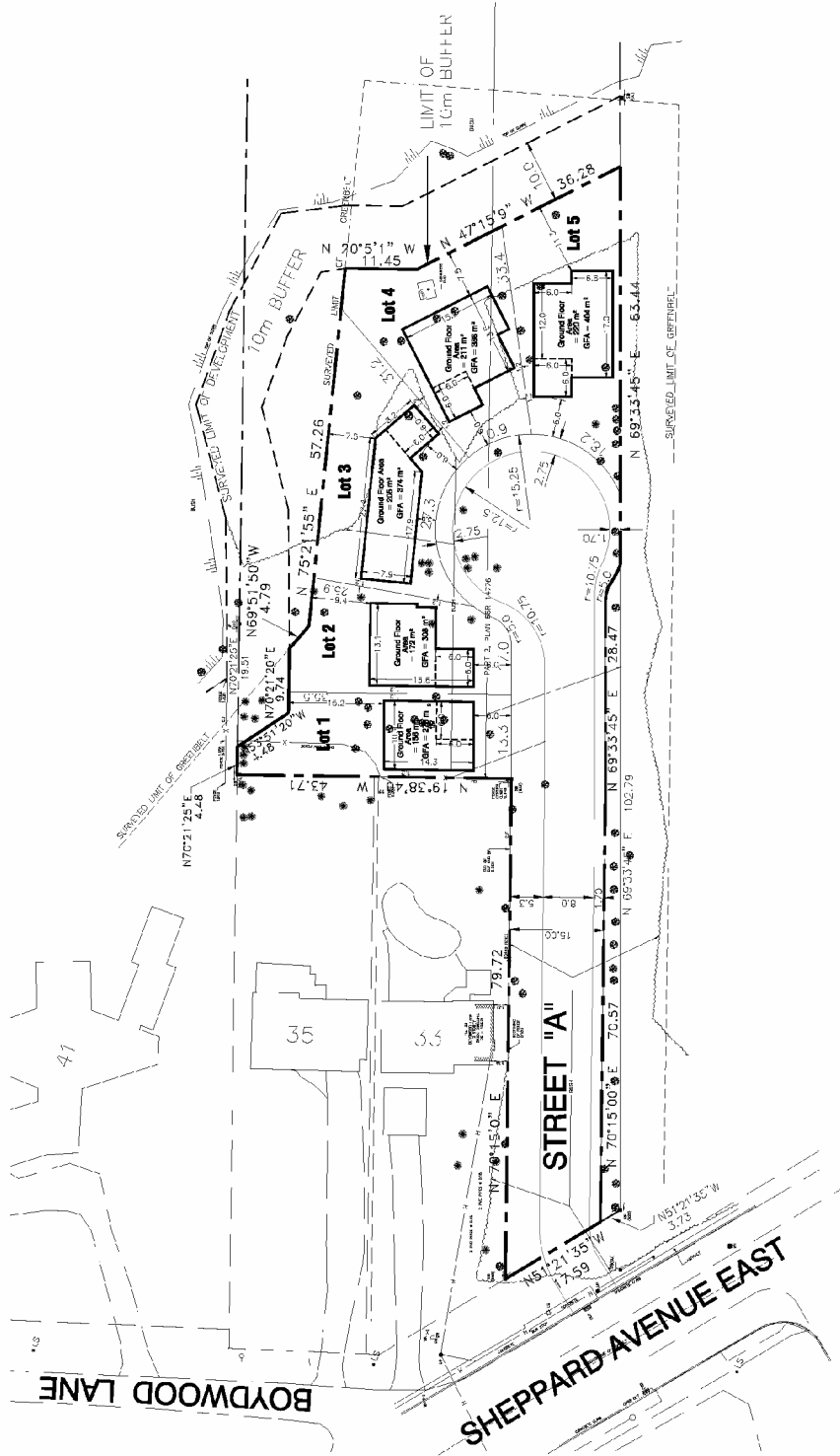
Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale  
6/10/08

File # 08-152615-0Z, 08-152620-SB

## Attachment 2: Site Plan Concept



**Sheppard Avenue E. at Boydwood Lane**

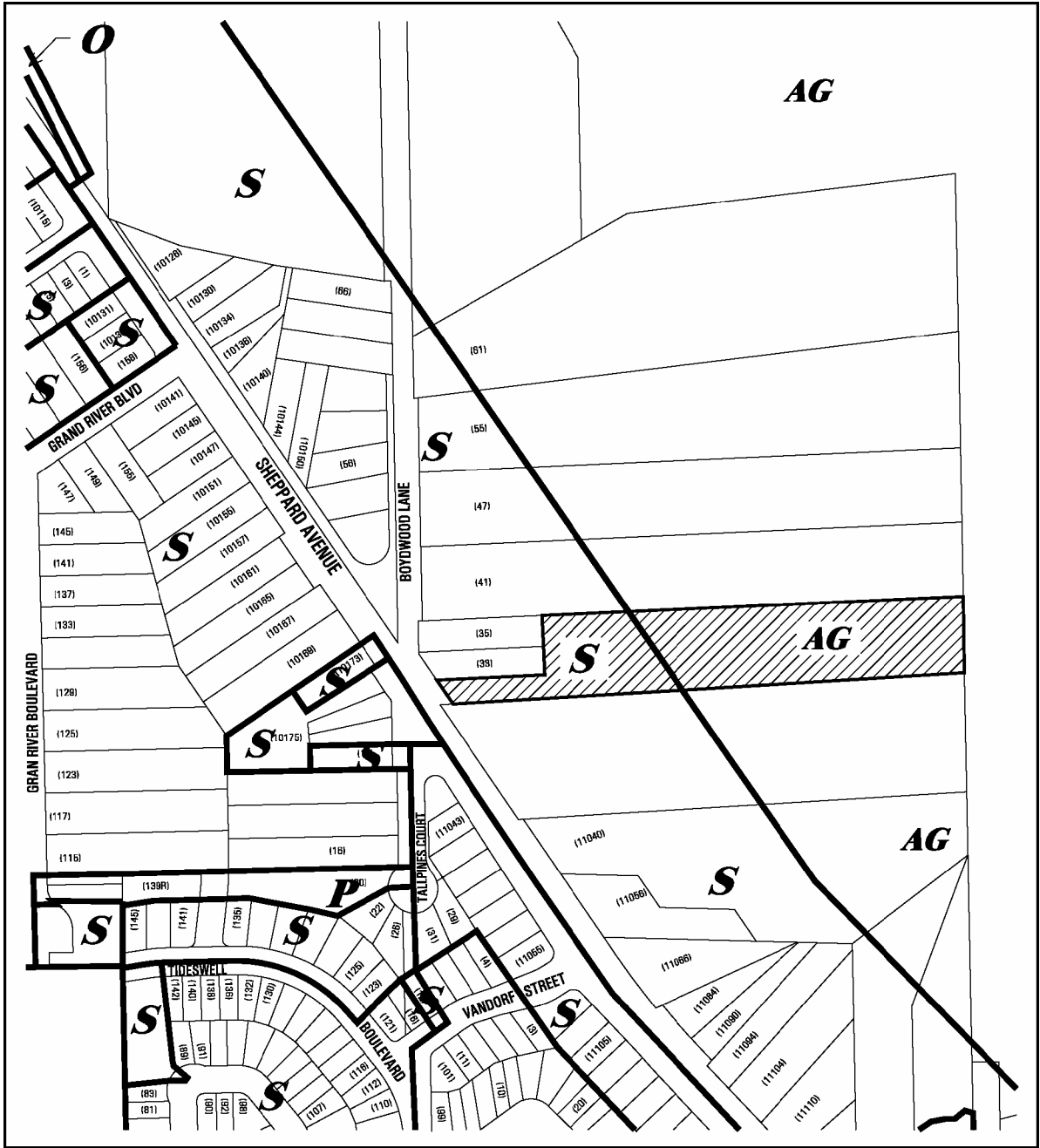
**Site Plan**

Applicant's Submitted Drawing

Not to Scale  
6/10/08

File # 08-162615.0Z, 08-162620 SB

Attachment 3: Zoning



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

**Sheppard Avenue E. at Boydwood Lane**  
File # 08-152515 OZ, 08-152520 SB

- S** Single Family Residential
- P** Parks
- O** Major Open Spaces
- AG** Agricultural Uses

Rouge Community Bylaw  
Not to Scale  
8/11/08

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Numbers:	08 152515 ESC 44 OZ
	Subdivision Approval		08 152520 ESC 44 SB
Details	Rezoning, Standard	Application Date:	April 29, 2008

Municipal Address: 0 SHEPPARD AVE E N/S

Location Description: CON 2 PT LT2 \*\*GRID E4402

Project Description: Application to amend the zoning by-law and for a draft plan of subdivision to create five (5) new lots and the development of five (5) new single detached residential units on a new single loaded public road.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
R & D INVESTMENTS INC			R & D INVESTMENTS INC
			INC

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	S & AG	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	5301.9	Height:	Storeys:	0
Frontage (m):	17.59		Metres:	2
Depth (m):	177.25			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	10
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	0			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:				
Rooms:	0	Residential GFA (sq. m):	0	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:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	5			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Sai-Man Lam, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-4203</b>