

3291, 3293, 3295 Birchmount Road - Rezoning and Draft Plan of Subdivision Applications - Preliminary Report

Date:	December 11, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 39 – Scarborough-Agincourt
Reference Number:	07 266628 ESC 39 OZ & 07 266636 ESC 39 SB

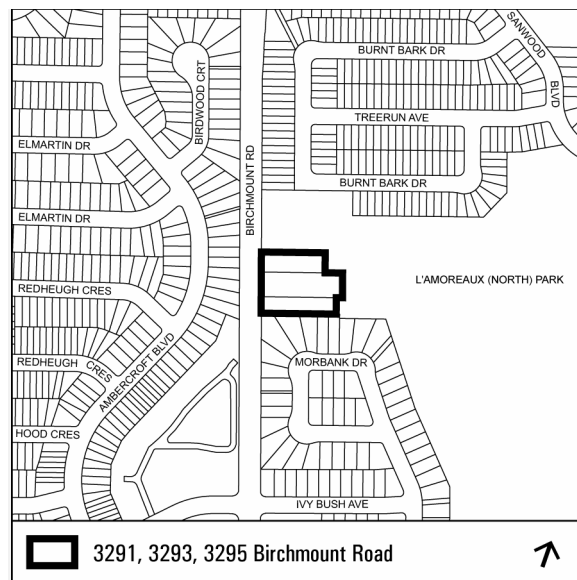
SUMMARY

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 existing zoning to permit 18 single-family dwelling units as shown on the draft plan of subdivision for 3291, 3293, and 3295 Birchmount Road.

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 application 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.



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.

ISSUE BACKGROUND

Proposal

The applicant proposes to amend the zoning by-law and obtain draft subdivision approval for 18 single-detached dwelling units on a new public cul-de-sac off Birchmount Road (See Attachment No. 1: Draft Plan of Subdivision).

Site and Surrounding Area

The development site has a frontage of approximately 74.6 metres (244.6 feet) along Birchmount Road with an area of 0.671 hectares (1.6 acres). The site is currently occupied by three single-detached dwellings and associated accessory buildings at the rear of the property. An application to demolish the three existing buildings was approved by Scarborough Community Council on November 27, 2007.

Surrounding Land Uses

North: Parkland (L'Amoreaux North Park)

West: Single-detached residential development backing onto Birchmount Road

East: Parkland (L'Amoreaux North Park)

South: Single-detached residential development along Morbank Drive

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 subject lands are designated Neighbourhoods within the Toronto Official Plan on Map 19 – Land Use Plan. Neighbourhoods are considered stable areas made up of a variety of lower-scale dwelling types. Policies and development criteria aim to ensure that physical changes to the 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.

The subject lands are partially located within the Natural Heritage system as shown on Map 9 within the Toronto Official Plan. The policies related to the Natural Heritage system are intended to protect and enhance significant natural features within the City and assess the impact of development on these features.

Zoning

The subject lands are zoned Single-Family Residential (S) and School and Open Space District Park (SC and O-DP) as shown in Attachment No. 2: Zoning. The Single-Family Residential (S) Zone permits Correctional Group Homes, Group Homes, and Single-Family Dwellings. Each parcel may contain one dwelling and each lot shall have a minimum frontage of 13.5 metres and a minimum lot area of 450 square metres.

The School and Open Space District Park (SC and O-DP) Zone permits Day Nurseries, Schools, and Major Open Space District Park Uses. A District Park may provide specialized facilities serving several Communities which may include in addition to the Neighbourhood and Community Park Uses, such uses as greenhouses, botanical gardens, zoological gardens, bandstands, bowling greens, and refreshment rooms. There are no

performance standards associated with the School and Open Space District Park (SC and O-DP) Zone.

Site Plan Control

The lands are not subject to site plan control.

Ravine Control

The lands are subject to the Ravine Protection By-law, which requires the applicant to obtain an approval to injure or destroy trees or affect the grading within this area from the Director of Urban Forestry. The appropriate City staff and the Toronto and Region Conservation Authority will be consulted through the review of the application. In addition, staff will review the proposed development for consistency with the Natural Environment polices contained within Section 3.4 of the Official Plan.

Tree Preservation

The applicant has submitted an Arborist/Tree Preservation Report, which has been circulated to Urban Forestry for review. The Arborist/Tree Preservation Report does not include trees on City property that may be affected by the construction of underground services. Staff has requested that the report be amended to address this concern.

Archaeological Significance

The applicant has retained an archaeologist to complete an archaeological assessment for review by Heritage Preservation Services staff.

Reasons for the Application

The proposed lots within the draft plan of subdivision do not meet the performance standards within the in-force zoning by-law and are not a permitted use in the School and Open Space District Park (SC and O-DP) zone. As such, a zoning by-law amendment is required for the lot sizes, areas, performance standards, and use. The plan of subdivision is necessary to create the proposed lots, and to create the new public right-of-way.

COMMENTS

Issues to be Resolved

Pre-application Consultation

Prior to submission of a formal application, the applicant initiated pre-consultation meetings with the Ward Councillor and City staff to discuss potential development issues and concepts for the site. The Ward Councillor organized an information meeting with the community on June 4, 2007. Initial proposals for townhouses were not generally accepted by the community and the proposal was amended to include only single-detached dwelling units. Staff will be scheduling a community consultation meeting to obtain community input on this proposal.

Existing Zoning

The subject lands are zoned Single-Family Residential (S) and School and Open Space District Park (SC and O-DP). A new set of performance standards will be required in order to implement the proposed subdivision and an amendment would be required to permit Single-Family Residential units on the lands currently zoned School and Open Space District Park (SC and O-DP). The applicant has not submitted any house siting plans to demonstrate how appropriately sized dwellings could be sited on the proposed lots. An amendment to the zoning by-law is required in order to permit the draft plan of subdivision.

Ravine By-law and TRCA

The north and east edge of the subject lands are within the Ravine By-law and the Toronto and Region Conservation Authority regulated area. The applicant has been advised that prior to any change in grading and/or pruning or removal of trees on the site, they must obtain an approval to injure or destroy trees and/or affect the grading within this area from the Director of Urban Forestry. Urban Forestry has been circulated a copy of the application.

Neighbourhoods Compatibility

The proposed plan layout and lot configurations are similar to the existing lots to the south of the subject lands. Staff will conduct a detailed review of the proposed lots to ensure that the requested lot sizes and configurations are compatible with the existing lots within the immediate community.

Traffic / Parking

A traffic impact assessment was not submitted with the application. Staff have requested that a traffic impact assessment be submitted for review.

Storm Water Management / Site Servicing

The development will be reviewed to ensure that appropriate storm water management and site servicing can be provided for the subdivision. The proposed storm and sanitary services are proposed to connect to the trunk sewers through the adjacent City Park. Staff will be reviewing the proposed route to determine the impact on natural features and park facilities. The applicant has submitted a servicing brief which is being reviewed by staff.

Trees

A tree survey/arborist report and tree preservation plan has been submitted in support of these applications and is currently being reviewed by staff. The tree survey/arborist report did not include city-owned lands that are affected by the installation of sewer connections through the City park. Staff will be requesting that the tree survey/arborist report be amended to include the affected City-owned lands.

Development Infrastructure and Policy Standards (DIPS) Review

City Council, at its meeting of December 5, 6 and 7, 2005 adopted the DIPS – Phase 2 report containing staff's recommendations including a set of design standards for new local residential streets. The road widths proposed in this development are 16.5 metres

for the public road and a turning radius of 14.0 metres at the cul-de-sac. Through the review of this application, the design and configuration of the road and cul-de-sac, related parking, landscaping and public sidewalks, will be reviewed by City staff to ensure it is consistent with the DIPS policy and designed to City standards.

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.

CONTACT

Christopher Dunn, Community Planner

Tel. No. (416) 396-5004

Fax No. (416) 396-4265

E-mail: cdunn@toronto.ca

SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

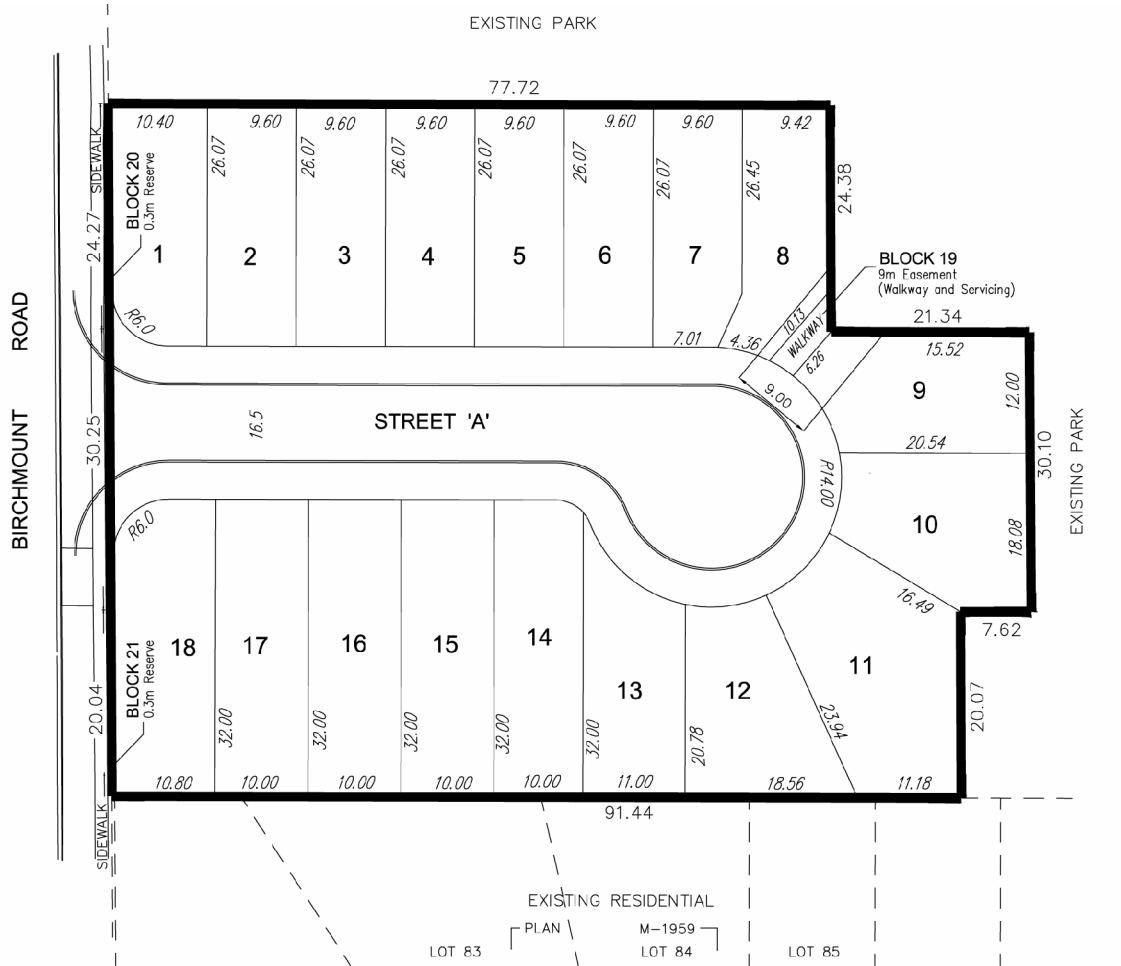
ATTACHMENTS

Attachment 1: Subdivision Plan

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 1: Subdivision Plan



Draft Plan of Subdivision

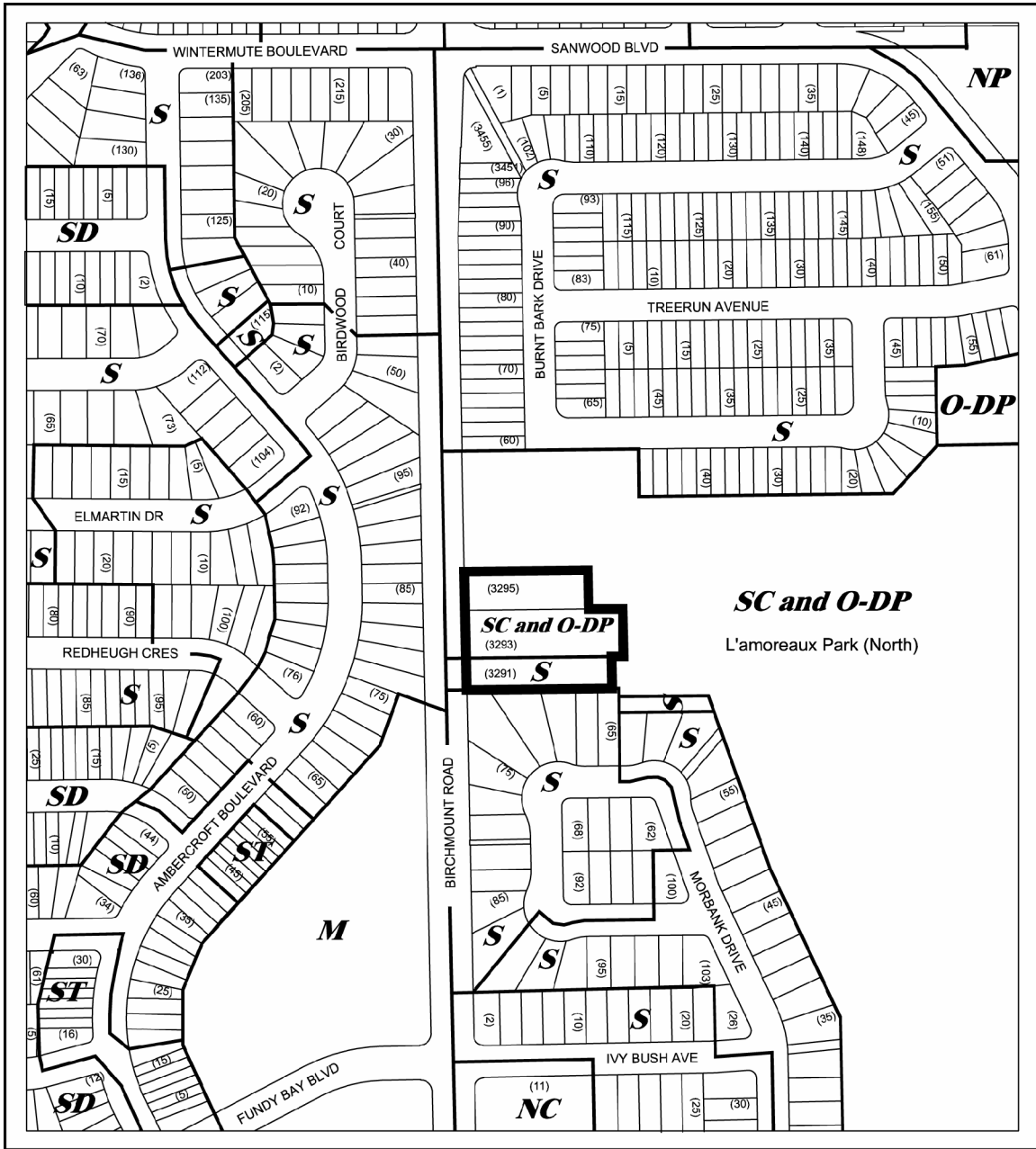
3291, 3293, 3295 Birchmount Road

Applicant's Submitted Drawing

Not to Scale
11/20/07

File # 07-266636 SB and 07-266628 OZ

Attachment 2: Zoning



TORONTO City Planning
Division
Zoning

3291, 3293, 3295 Birchmount Road
File # 07-266636 SB and 07-266628 OZ

- | | |
|---|--------------------------------------|
| S Single Family Residential | NC Neighbourhood Commercial |
| SD Semi-Detached Residential | NP Neighbourhood Park |
| ST Street Town House Residential | O-DP Open Space District Park |
| M Multiple-Family Residential | SC School |

Steeles Community By-law
Not to Scale
11/20/07

Attachment 3: Application Data Sheet

Application Type	Rezoning	Application Number:	07 266628 ESC 39 OZ
Details	Rezoning, Standard	Application Date:	October 2, 2007

Municipal Address: 3291 BIRCHMOUNT RD
 Location Description: PL 2020 PT LT26 RP64R-5858 PT 5 **GRID E3903
 Project Description: Zoning by-law amendment to permit 18 single dwelling units.

Applicant:	Agent:	Architect:	Owner:
WESTON CONSULTING GROUP			RED BARN INVESTMENTS INC

PLANNING CONTROLS

Official Plan Designation:	NEIGH	Site Specific Provision:
Zoning:	S-Single Family, SC-School & O-DP-Open Space District Park	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	6709	Height:	Storeys:	0
Frontage (m):	74.5		Metres:	0
Depth (m):	98.72			
Total Ground Floor Area (sq. m):	1984.5			Total
Total Residential GFA (sq. m):	4006.63		Parking Spaces:	36
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4006.63			
Lot Coverage Ratio (%):	29.6			
Floor Space Index:	0.6			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4006.63	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:	18	Institutional/Other GFA (sq. m):	0	0
Total Units:	18			

CONTACT: **PLANNER NAME:** Christopher Dunn, Community Planner
TELEPHONE: 416 396-5004