

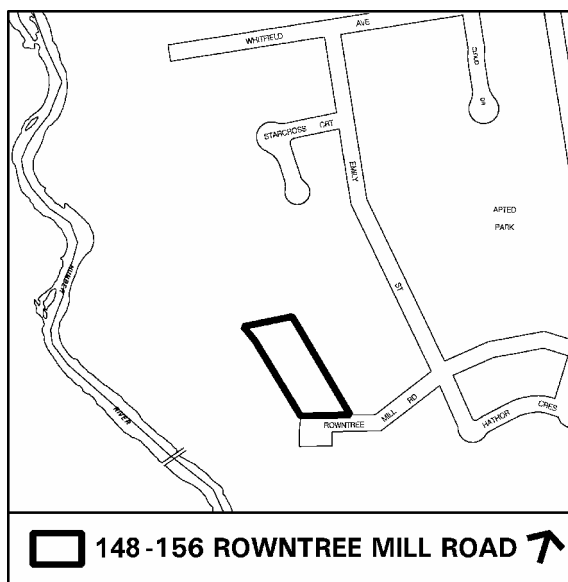
**148-156 Rowntree Mill Road – Appeal to Ontario
Municipal Board of revised Rezoning and Plan of
Subdivision Applications – Request for Direction Report**

Date:	September 29, 2009
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 7 – York West
Reference Number:	File Nos: 04 203855 WET 07 OZ and 04 203864 WET 07 SB

SUMMARY

The purpose of this report is to advise City Council that Zoning By-law Amendment and Plan of Subdivision applications for 148-156 Rowntree Mill Road have been appealed to the Ontario Municipal Board and Notice of an Ontario Municipal Board (OMB) hearing has been given for November 16, 2009. The applicant is proposing a revision to the proposal as set out in the Notice of Hearing. The revised proposal differs from the development proposal considered by City Council in October 2007 when it refused the applications. Accordingly, the applications have been revised based on the current revised proposal recently submitted to the Ontario Municipal Board. City Council direction is being sought on the position the City Solicitor is to advance at the OMB hearing.

At the time City Council refused the applications in October 2007, the applications proposed the development of the lands at 148-156 Rowntree Mill Road with 12 lots for 12 detached 3-storey houses fronting onto a new public road. A 10 metre wide open space block was also proposed across the rear of the site abutting the north-westerly limit. The revised proposal filed with the OMB for the hearing



now proposes 9 lots each for development with a detached dwelling, a new public road and a 23.56 (approximately) metre wide open space block across the rear of the site.

RECOMMENDATIONS

The City Planning Division recommends that City Council:

1. Oppose the revised proposal and applications.
2. Direct the City Solicitor and appropriate City Staff and other consultants as needed to attend the Ontario Municipal Board, to oppose the rezoning and subdivision applications as represented in the current revised proposal submitted to the Ontario Municipal Board.
3. In the event the OMB is inclined to approve a development of the lands the City Solicitor request the Board to impose necessary conditions of approval as determined by staff.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

A chronology of key events relating to the submission of the applications, revised development proposals leading to the current revised proposal filed with the Ontario Municipal Board, and City Planning reports and recommendation and their status are attached as Attachment 1.

In May 2009, the City received an Ontario Municipal Board (OMB) Notice of Appointment for Hearing advising of a 5 day hearing to commence on July 20, 2009. Attached to the notice is a letter from the applicants Solicitor advising of a revised Plan of Subdivision and a revised development proposal, together with the associated revised Plan of Subdivision drawing, revised Zoning By-law Amendment and revised explanatory notes. These revised submissions do not form part of the original appeal documents that were referenced in the sworn affidavit submitted to the OMB with the original appeal submission.

At its meeting on June 9, 2009 Etobicoke York Community Council, in camera, considered motion EY28.62 introduced by the local Councillor in relation to the appeal of the applications and recommended the matter be submitted to City Council without recommendation. Planning staff was requested to obtain information from the Toronto and Region Conservation Authority (TRCA) in relation to the revised proposal and revised applications set out in the Notice of Appointment for Hearing received from the Ontario Municipal Board.

The matter was not considered by City Council prior to the scheduled hearing date as a result of the on set of the City's labour disruption. However, the City Solicitor attended the OMB to request an adjournment due to the unavailability of witnesses for the hearing and support staff to prepare the necessary documentation to be used at the hearing because of the ongoing labour disruption at the time. Consequently, the OMB rescheduled the hearing to commence on November 16, 2009.

On August 5 and 6, City Council considered a report from the Deputy City Manager and the Chief Planner and Executive Director, City Planning requesting a deferral of consideration of member motion EY28.62 regarding the appeal to the OMB until the City Council meeting on September 30 and October 1, 2009 to allow staff time to complete the report on the appeal. City Council adopted the report's recommendation.

ISSUE BACKGROUND

Proposal

The revised proposal recently submitted to the OMB in support of the appealed applications is to permit a 9 lot detached dwelling house subdivision with a new public road terminating in a cul de sac. An open space block (Block 11) is also proposed between the rear northerly limit of the lands and the rear of the proposed properties that will abut the cul de sac. The block is proposed to be conveyed to the City of Toronto or Toronto and Region Conservation Authority. Six of the 9 lots will front onto the new road while the remaining 3 lots will front onto Rowntree Mill Road. The proposed dwellings will be 2 storeys in height. See Attachment 2: Revised Site Plan and Draft Plan of Subdivision (April, 2009) and Attachment 6: Application Data Sheet.

The applications and associated development proposal that was the subject of Council's refusal and the applicant's appeal proposed a 12 lot detached dwelling subdivision, with each lot serviced by a new public road terminating in a cul de sac. A 10 metre wide open space block along the northwest limit of the lands was also proposed. See Attachment 3: Last revised proposal (December 29, 2006).

Site and Surrounding Area

The subject property is located on the north side of Rowntree Mill Road, just east of Rowntree Mills Park. The revised site has an approximate area of 7 217 square metres (0.72 hectares), with an approximate frontage of 61 metres along Rowntree Mill Road. The site is situated within the Humber River Valley system. Currently, the lands are occupied by two single detached dwellings fronting onto Rowntree Mill Road. The rear portions of the lands have a large number of trees and shrubs that form part of the natural vegetation that extends to the north and west.

The site is surrounded to the north, west and south by Rowntree Mills Park and the Humber River Valley System. Single detached dwellings are adjacent to the site on the east.

COMMENT

Evaluation of Revised Proposal

Proper and sufficient information has not been provided directly to City Staff by the applicant in relation to the revised proposal submitted to the OMB. Accordingly, City planning staff has not been able to circulate the revised proposal to other City divisions and agencies for comment as per the standard practice and, consequently, has not been able to properly and fully evaluate the application. Notwithstanding, on the basis of the information received in the Appointment for Hearing Notice, the following commentary is provided

Policy Context

The original applications were filed on December 29, 2004. The policies of the Provincial Policy Statement 1997, the Metropolitan Toronto Official Plan and the former City of North York Official Plan apply to the applications. The subject site is also listed on Attachment 6 to the Ontario Municipal Board Order 3534 identifying those properties that are not subject to the policies and land use designation of the Toronto Official Plan.

Although the Toronto Official Plan policies may not apply to the same degree as the policies of the Metropolitan Toronto Official Plan and the North York Official Plan, the proposal also was evaluated having regard for the policy objectives of the Toronto Official Plan as adopted by City Council and approved by the OMB in July 2006.

Zoning

The site is zoned Greenbelt Zone (G) by the City of North York Zoning By-law 7625. The G zone permits agricultural uses, and one-family detached dwellings on a minimum lot frontage of 45 metres and a minimum lot area of 8 000 square metres. The G zoning and the detached dwelling use permission conforms to the former North York Official Plan policies. The revised detached dwelling lot subdivision proposal does not conform to the intent of the Zoning By-law. See Attachment 4: Zoning.

North York Official Plan

The Official Plan of the former City of North York continues to apply. The site is located within a Residential Density One (RD1) designation and is also defined as being within the Valley Land Impact Zone. RD1 districts are intended to be areas of predominantly low rise, ground-oriented housing such as single detached and semi-detached dwellings. Non residential uses such as public facilities and amenities such as parks, playgrounds and open space are also permitted in RD1 districts.

The policy for RD1 designations require that single detached dwelling developments not exceed a density of 20 dwelling units per net residential hectare. Based on the project data provided the proposed 9 lot development would yield a density (including the open space block) of approximately 16 dwelling units per net residential hectare.

The RD1 designation policies also provide that where the designation applies to lands developed with lots substantially larger than the typical residential lot historically developed in the former City of North York with a maximum density of 20 dwelling units per hectare, the policy intends that the existing low density of such areas be maintained and no new lots be created by severance which would result in lot sizes substantially smaller than the general lot size in the area. It is difficult to assess whether or not the revised proposal conforms to the policy in this regard. However, it is noted that the revised proposal involves the redevelopment of two existing lots that are substantially larger and comparable with other large lots in the nearby residential area. The proposed development appears to create several lots with a lot area of approximately 355 square metres. The area of these lots are smaller than general lot sizes in the residential area and smaller than the minimum lot size of 550 square metres required by the R4 zoning in the adjacent residential area. The average lot area of the development cannot be determined due to the lack of an appropriate subdivision plan and lot area information. See Attachment 5: Site Plan and Land Use Context.

Although the RD1 designation allows for detached dwelling house uses, the Valley Land Impact Zone policies state that development proposals are to ensure conservation of valued natural wildlife habitat and vegetation; protection of slopes; maintenance of suitable water table levels, surface and subsurface drainage patterns; and water quality are achieved. As well, Valley Land Impact Zone policies indicate that development or filling that is contrary to the regulations of the Toronto and Region Conservation Authority is not permitted.

Provincial Policy Statement (1997)

The current Provincial Policy Statement 2005 and The Growth Plan for the Greater Golden Horseshoe do not apply to these applications as they were filed prior to the current Policy Statement and Growth Plan coming into effect.

However, the Provincial Policy Statement (PPS) 1997 does apply. It 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 Provincial Policy Statement states that development and land use patterns that may cause environmental concerns will be avoided. Development may be permitted on lands adjacent to Natural Heritage Areas if it has been demonstrated that there are no negative impacts on the natural features or on the ecological functions that are important for the area, and if the development contributes to an identifiable natural heritage system.

A Natural Heritage Impact Statement, an Arborist Report and a Tree Preservation Plan that directly relate to the proposed revised development have not been submitted. In absence of these reports staff cannot assess the revised proposal and therefore would conclude that it does not positively address the Provincial Policy Statement.

Metropolitan Toronto Official Plan

The site is located within the Valley and Stream Corridor of the Metropolitan Green Space System identified on Map 5 in the Plan. Policies state that lands within the Valley and Stream Corridor are to be maintained in a natural state while allowing for compatible recreational, cultural and educational uses and facilities and essential utilities and public works. No new buildings or structures are to be located in the Valley and Stream Corridor. Proposals for new development within or adjacent to the Green Space system must demonstrate that the development shall protect and maintain the ecological functions, natural features or the physical extent of significant natural area (including lands within the Valley Land Impact Zone). Proposed uses should contribute to the rehabilitation or restoration of natural features or processes.

In addition, the policies of the Metropolitan Plan state that municipalities should not permit severances of, nor shall plans of subdivision be approved on existing lots entirely within the Valley and Stream Corridor except where it can be demonstrated, after consultation with the TRCA that the severance would not detract from the objectives of the Plan to protect and maintain ecological functions, natural features or the physical extent of significant natural areas. Moreover, the proposed uses should contribute to the rehabilitation or restoration of natural features or processes.

Once again in absence of documentation relating to the proposed development that directly and satisfactorily responds to these issues, the proposed development has not satisfactorily addressed the Metropolitan Toronto Official Plan policies.

Toronto Official Plan

The site is located within the Natural Area under the Parks and Open Space Areas designation under the Toronto Official Plan. Development is generally prohibited within Parks and Open Space Areas except for recreational and cultural facilities, public transit and essential public works and utilities where supported by appropriate assessment. Policies of the Plan for Parks and Open Space Areas provide that Natural Areas will be maintained primarily in a natural state, while allowing for compatible recreational, cultural, and educational uses and facilities that minimize impacts on natural features and functions.. The policies state that an application to develop privately owned lands within Parks and Open Space Areas will be considered on the basis of consistency with all the policies of the Plan. The proposed development is not consistent with the Natural Areas land use policies.

The site is located within the natural heritage system shown on map 9 of the Official plan. Development is generally not permitted in the natural heritage system. The Natural Environment policies state that consents to sever land or approval of plans of subdivision will not be permitted for any parcels of land that are entirely within or part of the natural heritage system unless an assessment of the impact to the natural heritage system has been satisfactorily completed. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts, and identify measures to

mitigate negative impacts on and/or improve the natural heritage system, taking into account consequences for features, form and function. A Natural Heritage Impact Study that addresses these matters has not been submitted directly relating to the proposed revised development.

Accordingly the applications do not conform to the policies of the Toronto Official Plan. A modification to the Toronto Official Plan is required, should this proposal or any form of development proceed.

Toronto and Region Conservation Authority (TRCA) Policy and Regulations

The site is located fully below stable top of bank and entirely within the TRCA regulated area under Ontario Regulation 166/06. The development will require a permit from the Authority to facilitate regrading and construction associated with the development. The Authority's Valley and Stream Corridor Management policies do not permit new lot creation or redevelopment to the degree represented by the proposal within the Valley and Stream Corridors. The policies also discourage increased fragmentation of ownership which would result with the proposed subdivision application.

The TRCA has become aware of the revised proposal as a result of the OMB Notice of Appointment or Hearing. The TRCA has advised that it cannot support the revised proposal as it continues to result in new lots in the valley immediately adjacent to a flood plain and does not meet TRCA policy or the tests of the TRCA regulation. It notes that it also proposes the rezoning of valley lands from an appropriate G zone to an inappropriate Residential R4 zone.

The TRCA has advised that it has not had any discussions with the owner in regard to the conveyance of any lands including the block identified for open space in the revised proposal.

The TRCA also appeared at the OMB in July 2009 to request an adjournment of the hearing. In support of its request the TRCA advised that it is opposed to the development because of its non conformity with its policies for development in regulated valley areas and has opposed all previous development proposals filed with the applications. The authority intends to appear as a party to the rescheduled hearing in opposition to the applications and revised proposal.

Ravine and Natural Feature Protection

The subject site is located entirely within the City of Toronto Ravine and Natural feature Protection By-law regulated area (formerly the Ravine Protection By-law).

Urban Forestry Ravine and Natural Feature Protection (RNFP) has commented that the previous proposal upon which the appeal was based was not in keeping with the purpose and intent of the Ravine Protection By-law to promote the management, protection and conservation of ravines and natural woodland areas, and to prohibit the injury and

destruction of trees. They have not had the ability to comment on this revised proposal for lack of submission of directly related supporting documentation.

Tree Removal and Natural Heritage Impacts

A total of 62 private trees have been listed in the Arborist Report submitted for the proposed development that was the basis for the appeal of the applications. This arborist report was assessed as incomplete as it did not address any trees with diameter less than 10 cm. Grade alteration required for the subdivision with a new public road extending well into the site, the servicing of the site and construction of 9 dwelling units will require the removal of all existing vegetation cover on site including trees. This proposed development would result in a permanent loss of vegetation cover and available growing space from the natural heritage system and will adversely impact on adjacent natural habitat and its ecological function. Urban Forestry RNFP will need to assess the extent to which the revised proposal will impact on the removal and injury to existing trees protected under the Ravine and Natural Feature Protection By-law. An Arborist Report and Tree Preservation Plan that directly relate to the revised proposal has not been submitted.

Grading, Servicing and Storm Water Management

Grading Servicing and Storm Water Management reports directly relating to the revised proposal have not been submitted for review and evaluation. Accordingly, in absence of these reports Technical Services staff cannot assess the revised proposal and subdivision plan to properly advise of conditions of draft plan approval.

Plan of Subdivision

Section 51(17) of the Planning Act sets out the prescribed information and material to be shown on plans and drawings drawn to scale that the applicant shall provide the approval authority of a draft Plan of Proposed Subdivision. Section 51(18) of the Act requires that an applicant provide such other information that the approval authority considers it may need.

In reviewing the Site Plan and Draft Plan of Subdivision attached to the Appointment for Hearing Notice it is apparent that all of the required technical information to be provided on the Plan of Subdivision by subsections 50(17) a, b, c, d, e, f, g, h, i, j, k, and l, inclusive has not been provided to the approval authority. While the proposed Site Plan contains some of the information required, the Site Plan is not the Draft Plan of Subdivision that is to be submitted to the approval authority.

Other information in the form of studies and reports that were submitted with previous plan of subdivision and rezoning proposals appear to not have been updated nor submitted in support of the current revised proposal as discussed in the preceding sections.

In absence of a proper Plan of Subdivision and directly related supporting studies and information a proper evaluation of the revised proposal and plan of subdivision cannot be undertaken.

Site Plan Control

A Site Plan Control has not been submitted. The lands abut the ravine system and therefore Site Plan approval will be required.

CONTACT

Lou Moretto, Manager Community Planning

Tel. No.: (416) 394-2610

Fax No.: (416) 394-6063

E-mail: lmore@toronto.ca

SIGNATURE

Gary Wright
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Chronology of Key Events

Attachment 2: Revised Site Plan and Draft Plan of Subdivision (April, 2009)

Attachment 3: Last revised Proposal (December 29, 2006) upon which OMB appeal filed.

Attachment 4: Zoning

Attachment 5: Site Plan and land Use Context

Attachment 6: Application Data Sheet

Attachment 1: Chronology of Key Events

December 29, 2004		Rezoning and Plan of Subdivision Applications filed for original proposal comprising 4 properties (144, 146, 148 and 156 Rowntree Mill Road) for 13 pairs of semi-detached dwellings (26 dwellings) all fronting onto a new public road.
May 16, 2005		Preliminary Report from the Director, Community Planning, West District
Status:		Recommendations adopted to hold a community consultation meeting
August 3, 2005		Community Consultation meeting held
November 22, 2005		Revised proposal filed for 11 pairs of semi detached dwellings (22 dwellings) fronting onto a new public street and 3 single detached dwellings fronting onto Rowntree Mill Road.
April 25, 2006	-	Final Report from the Director, Community Planning, Etobicoke York District recommended refusal of the rezoning application and a draft plan of subdivision application to permit 3 single detached dwellings fronting on Rowntree Mill Road and 22 semi-detached dwelling units on a new public road.
Status:		On May 9, 2006 the report was deferred by Community Council to its June 13, 2006 meeting. A decision by Community Council on the recommendation to refuse the applications was not made.
May 9, 2006		Revised proposal presented at Community Council for 12 lots and single detached dwellings, 8 on a private road, 4 fronting onto Rowntree Mill Road, and two open space blocks.
May 31, 2006	-	Report from the Director, Community Planning, Etobicoke York District on a revised application and proposal received in early May 2006 to permit 12 lots and single detached dwellings, 8 fronting onto a new private road, 4 fronting onto Rowntree Mill Road.

Status:		On June 13, 2006 Community Council adopted the report recommendations to defer consideration of the revised proposal until the applicant submitted required supporting information within six months and staff reported back to Community Council following an evaluation of the application. Community Council also directed Community Planning to submit a further report in September 2006, including the number of residential homes permitted on the site at 144, 146, 148 and 156 Rowntree Mill Road by the existing zoning.
August 24, 2006	-	Status report from the Director, Community Planning, Etobicoke York District on the revised 12 lot proposal advising that plans and supporting documentation for the revised applications were not submitted to enable staff to properly evaluate the proposal. Staff also provided information on the number of residential homes that could be permitted with qualifications on the site under the existing zoning.
Status:		On September 13, 2006 EYCC received the status report and requested the Director of Community Planning to report back on rezoning publicly owned lands abutting the site to the north within Rowntree Mills Park from R4 to G.
December 21, 2006	-	Supplementary report from the Director, Community Planning, Etobicoke York District on the revised 12 lot, single detached dwelling development, recommending refusal.
December 29, 2006		Revision submitted proposing 12 single detached lots and dwellings all fronting on a public road (current proposal).
January 5, 2007	-	Supplementary report (addendum) recommending refusal from the Director, Community Planning, Etobicoke York District on a further revised proposal submitted on December 29, 2006 for 12 detached lots and dwellings all on a new public road and one open space block. This last and most recent proposal comprises only the properties at 148 and 156 Rowntree Mill Road. The former properties at 144 and 146 Rowntree Mill Road are excluded from the application.

Status: **On January 16, 2007 Community Council deferred the two reports to a February 13, 2007 Community Council meeting for consultation with the public. A decision was not made on the recommendations of the two reports to refuse the original application, the reports on the revised application (reports dated May 31 2006 and December 21, 2006), and the report on the current proposal and applications (report dated January 5, 2007).**

February 13, 2007 - Community Council evening meeting held at the York Civic Centre for community deputations. Community Council deferred consideration of the reports dated January 5, 2007, December 21, 2006 and April 25, 2006; requested the Toronto and Region Conservation Authority to commence acquisition discussion with the owner; and, requested City Planning staff to provide all supporting information to the next Community Council meeting.

March 13, 2007 - Report from the Director, Community Planning, Etobicoke York District providing the information as directed by Community Council and recommending that the applications as represented by the current and previous proposals be refused.

Status: **On March 27, 2007 Community Council recommended to City Council that the refusal recommendation not be adopted as presented in the Director of Community Planning's report, that staff bring forward the implementing by-law to permit the 12 lot detached dwelling development as set out in the current proposal deferred, and that notice of a statutory Public Meeting be given.**

On April 23, 24, 2007 City Council deferred consideration of this matter to its meeting of June 19, 2007.

On June 19, 20, 2007 City Council deferred consideration of this matter to its meeting of July 16, 2007 and requested the Chief Planner to submit a briefing note to City Council outlining the key issues on the applications for 148-156 Rowntree Mill Road. (provided in this information report)

On July 16, 17, 2007 City Council deferred consideration of the report from the Chief Planner and Executive Director, City Planning to its meeting on October 22 and 23, 2007.

October 22 and 23, 2007

City Council decision to:

refuse the applications as presented in the March 13, 2007 report from the Director Community Planning, Etobicoke York District;

adopt the refusal recommendations contained in the Supplementary report (Addendum) January 5, 2007 from the Director Community Planning, Etobicoke York District;

adopt the refusal recommendation contained in the Supplementary report (December 21, 2006) from the Director, Community planning , Etobicoke York District ;

adopt the refusal recommendation 1 contained in the Final report (April 25, 2006) from the Director, community Planning Etobicoke York District ; and ,

in the event of an appeal to the Ontario Municipal Board or approval of the applications, require that the statutory parkland dedication requirement be secured.

April 14, 2008

City of Toronto receives Notice of Appeal of Council's refusal :

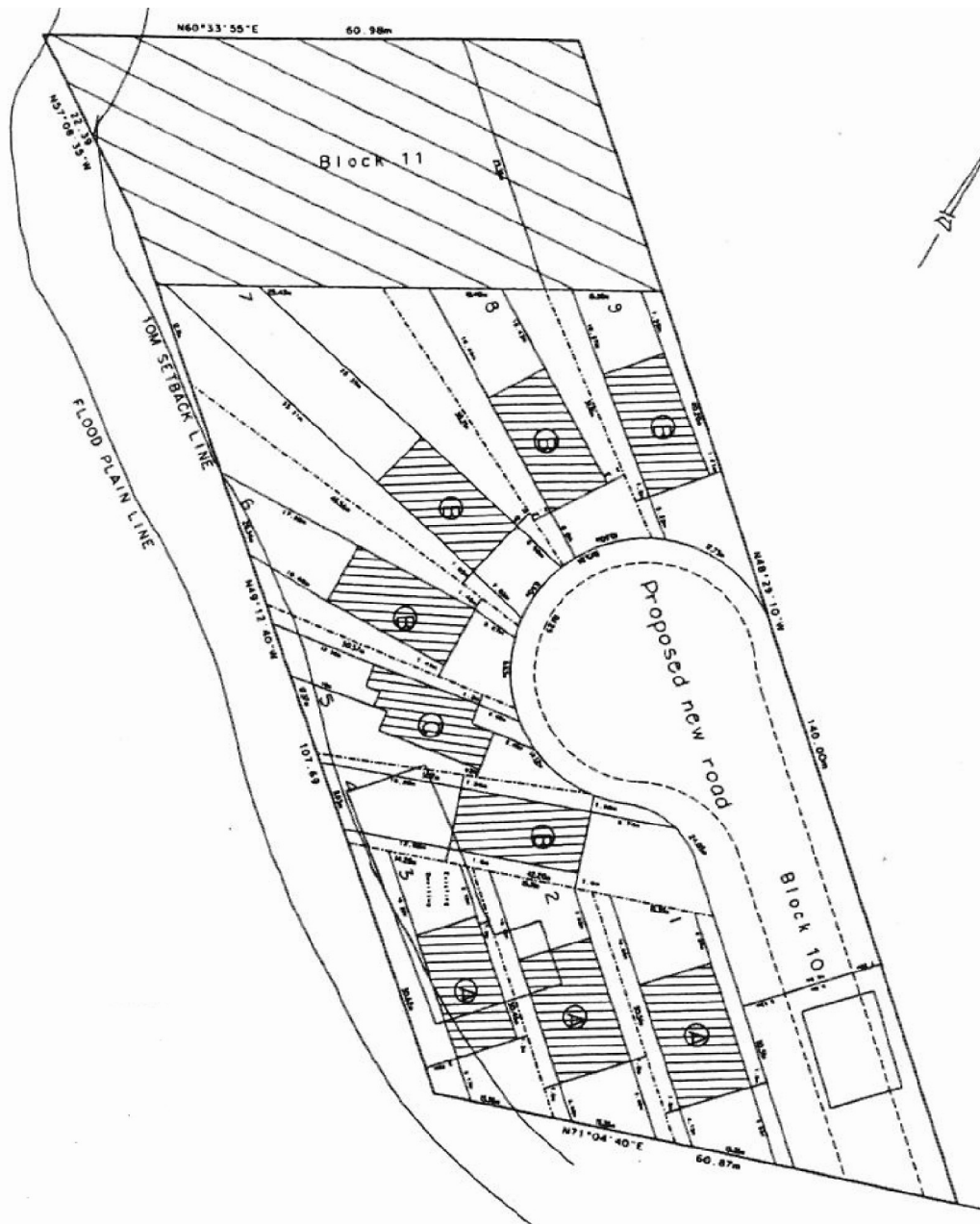
to adopt a Zoning By-law Amendment to facilitate the proposed development pursuant to section 34(11) of the Planning Act with respect to the lands; and ,

to approve a draft Plan of subdivision application to facilitate the proposed development pursuant to Section 51(39) of the Planning Act with respect to the lands.

The proposed development supporting the appeal of the applications was for a 12 lot detached dwelling house development serviced by a new public road and proposing a 10 metre wide open space block abutting the width of the northerly limit of the lands.

- May 20, 2009 City receives Ontario Municipal Board Notice of Appointment for hearing advising of a 5 day hearing to commence on July 20, 2009. Attached to the notice is a letter from the applicants Solicitor advising of a revised Plan of Subdivision and a revised development proposal, together with the associated revised Plan of Subdivision drawing, revised Zoning By-law Amendment and revised explanatory notes. These revised submissions do not form part of the original appeal documents and were referenced in the Sworn affidavit submitted to the OMB with the original appeal submission.
- July 14, 2009 City Solicitor attends OMB hearing to request an adjournment of the July 20, 2009 hearing and the Board reschedules the hearing to commence on November 16, 2009.
- August 5 and 6, 2009 Report to City Council recommending deferral of the member motion requesting that staff report directly to City Council scheduled for July 6, 2009 until the City Council meeting on September 30 and October 1, 2009. Recommendation adopted by City Council.

Attachment 2: Revised Site Plan and Revised Plan of Subdivision (April, 2009)



Site Plan

Applicant's Submitted Drawing

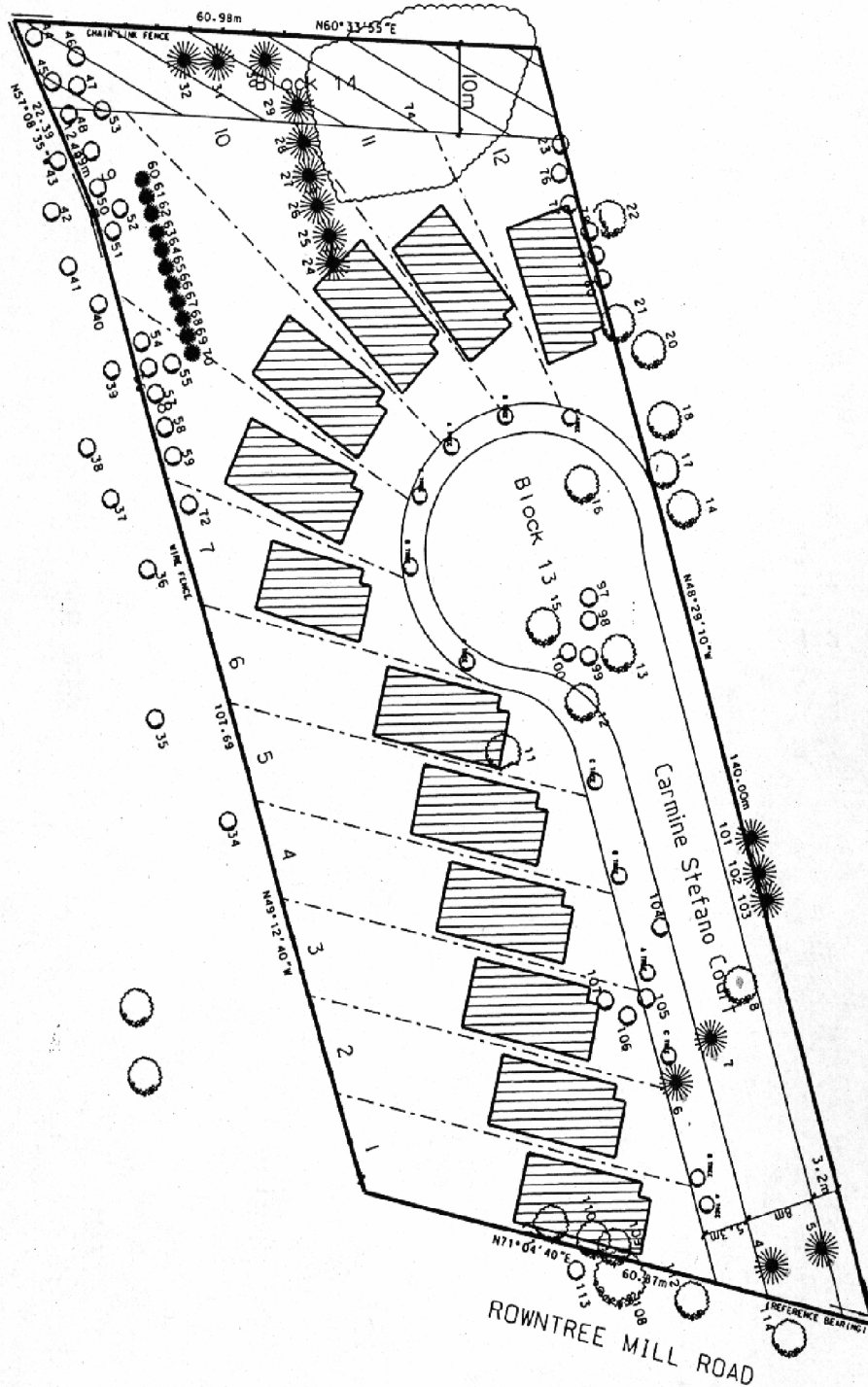
Not to Scale
09/23/09



148 - 156 Rowntree Mill Road

File # 04_203855 & 04_203864

Attachment 3: Last revised Proposal (December 29, 2006) upon which OMB appeal filed.



148 - 156 Rowntree Mill Road

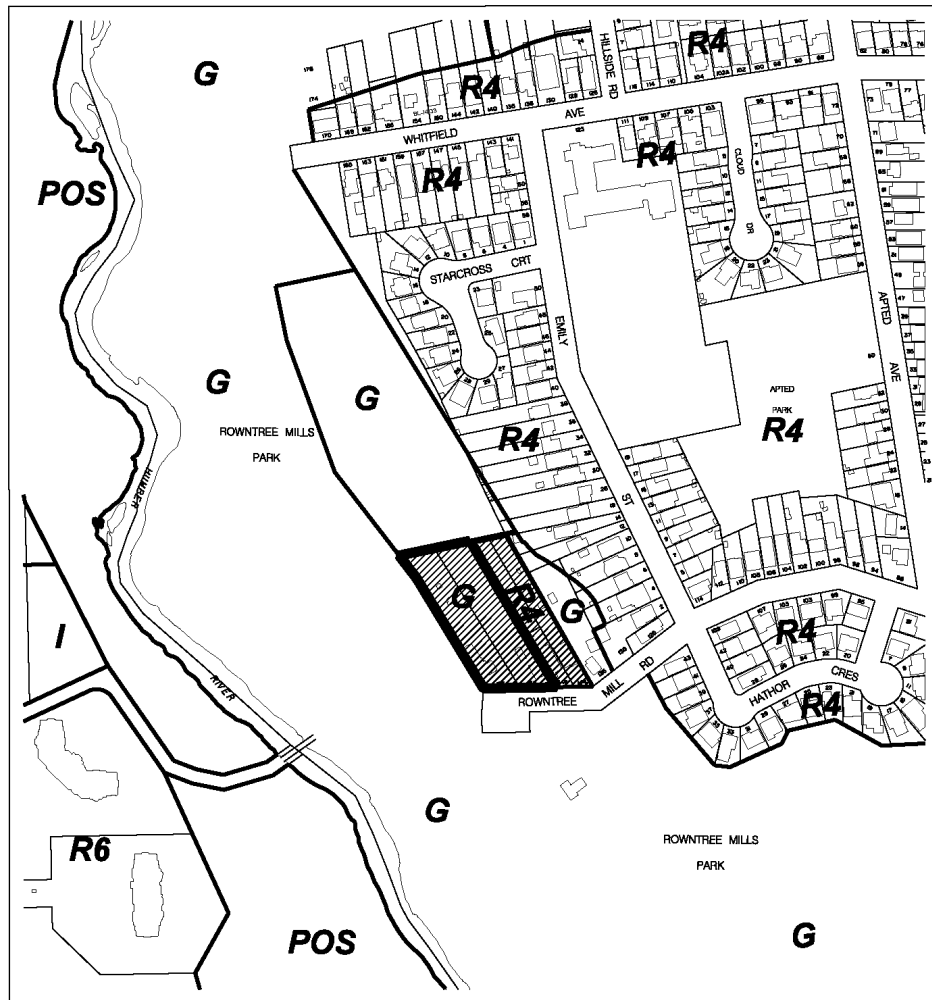
Site Plan - Landscape, Tree Preservation and Inventory Plan

Applicant's Submitted Drawing

Not to Scale
02/28/06

File # 04_203855 & 04_203864

Attachment 4: Zoning



Toronto Urban Development Services
Zoning

148-156 Rowntree Mill Road

File # 04_203855 & 04_203864

Former North York Zoning By-law 7625

Former Etobicoke By-law 11,737

R3 One-Family Detached Dwelling Third Density Zone
R4 One-Family Detached Dwelling Fourth Density Zone
G Greenbelt Zone

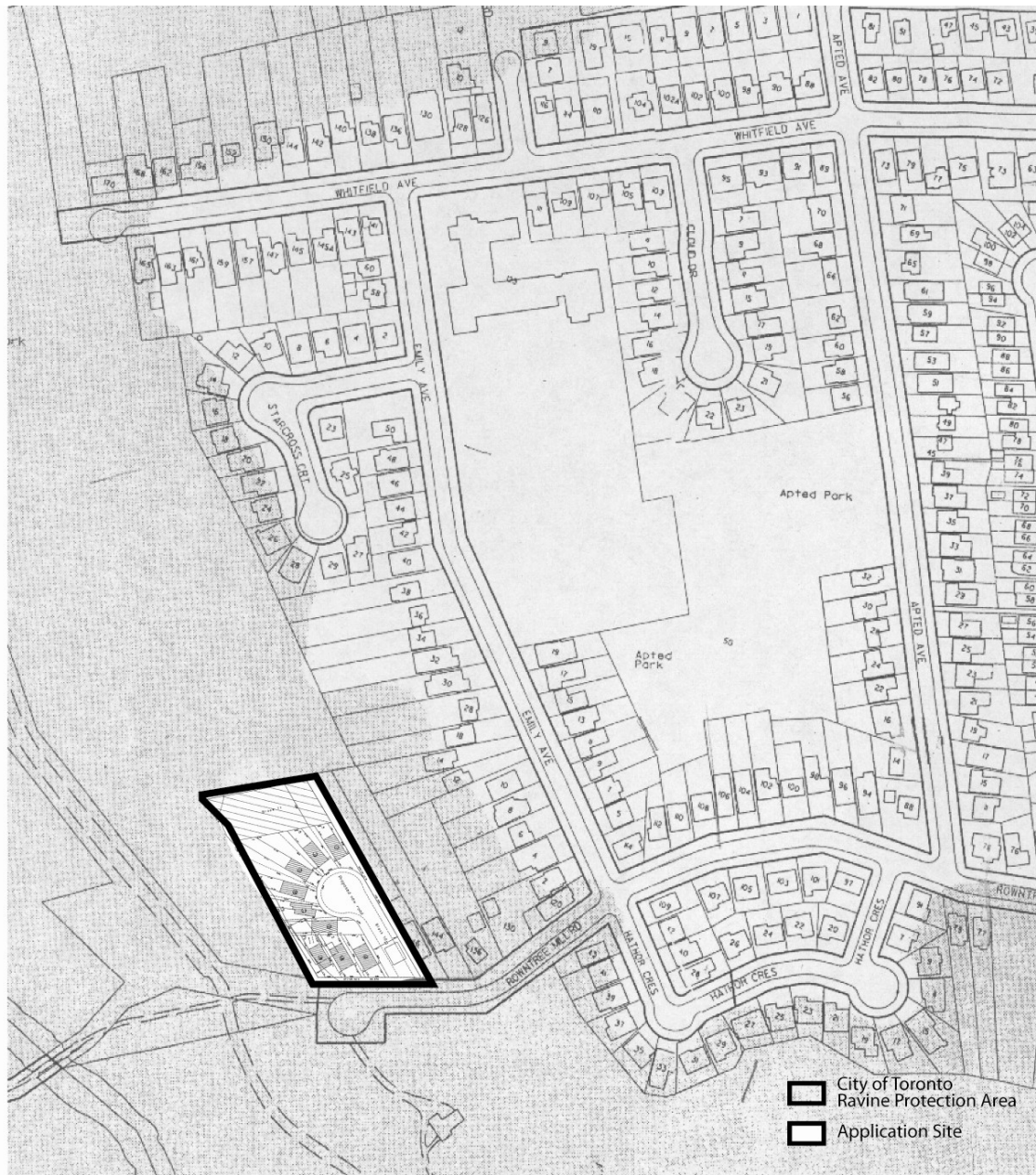
R6 Residential Sixth Density
I Institutional
POS Private Open Space



Not to Scale

Extracted 28/9/09- KP/JM

Attachment 5: Site Plan and Land use Context



Site Plan and Landuse Context

148 -156 Rowntree Mill Road

Applicant's Submitted Drawing

Not to Scale
03/08/07



File # 04_203864, 04_203855

Attachment 6: Application Data Sheet

Application Type	Rezoning and Plan of Subdivision	Application Number:	04 203855 WET 07 OZ
Details	Plan of Subdivision & Rezoning, Standard	Application Date:	04 203864 WET 07 SB Dec , 2004

Municipal Address: 148-156 Rowntree Mill Road

Location Description:

Project Description: Proposed revised rezoning and plan of subdivision applications for the development of 9 detached dwelling lots , an open space block and a new public road.

Applicant:	Agent:	Architect:	Owner:
TERRANOVA DEVELOPMENTS LTD			TERRANOVA DEVELOPEMNTS LTD

PLANNING CONTROLS

Official Plan Designation:	North York RD1	Site Specific Provision:	By-law No. 7625
Zoning:	G District	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	7,217.35	Height:	Storeys:	2	
Frontage (m):	60.87		Metres:		
Depth (m):	140				
Total Ground Floor Area (sq. m):	994.55				Total
Total Residential GFA (sq. m):	2,098.4		Parking Spaces:	Not shown	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2,024.08				
Lot Coverage Ratio (%):	13-34				
Floor Space Index:	0.37.net (incl open space block)				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	2,098.4	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:	9	Institutional/Other GFA (sq. m):	0	0
Total Units:	9			

CONTACT:	PLANNER NAME:	Lou Moretto, Manager
	TELEPHONE:	(416) 394-2610