

115 Torbarrie Road – Zoning By-law Amendment – Technical Amendment – Final Report

Date:	October 23, 2009
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	09 176912 WET 07 OZ

SUMMARY

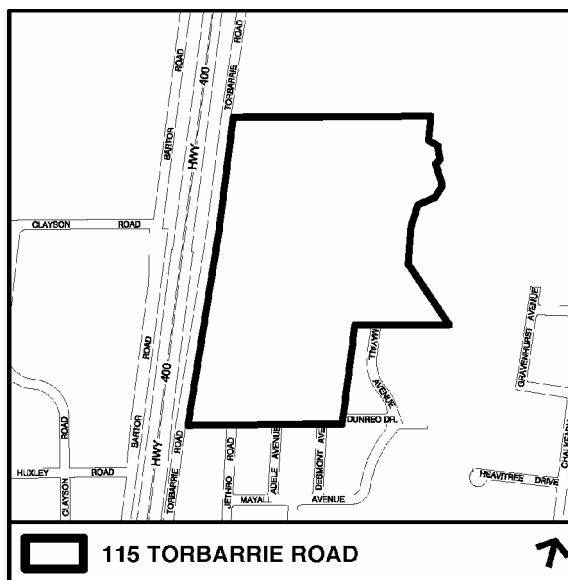
This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report proposes to make technical zoning by-law amendments to schedules of By-law 7625 of the former City of North York for the lands formerly known as 115 Torbarrie Road, the location of the former Workers' Safety Insurance Board (WSIB) rehabilitation centre, to reflect the plan of subdivision registered in the Land Titles Division of the Toronto Registry Office.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1.
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.

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.

Official Plan (Map 13)

The Official Plan designates the subject site as Neighbourhoods, Apartment Neighbourhoods and Parks and Open Space Areas.

Zoning

The site is zoned for residential and open spaces uses: R6(13), RM2(36), RM1(51), RM6(131) G and O1.

COMMENTS

On April 14, 15 and 16, 2003, City of Toronto Council, authorized amendments to the Official Plan and Zoning By-law 7625 and authorized the Chief Planner to approve the Draft Plan of Subdivision to permit the proposed residential development of the property. Bylaws 415-2003 (OPA No. 537) and 416-2003 that govern development on this site were adopted by City Council on May 23, 2003. The schedules contained in the zoning amendment were based on the draft plan of subdivision prepared by Marshall Macklin Monaghan Ontario Limited, certified by Paul Gregoire, Ontario Land Surveyor, dated July 14, 2003.

On May 17, 18 and 19, 2005 City Council authorized amendments to the approved draft plan of subdivision as requested by the applicant. The proposed amendments related to realignments to the internal roads and lots located within the single and semi-detached dwelling portion of the subdivision. Draft Plan of Subdivision Approval for the revised development was issued by the Director of Community Planning on May 8, 2006.

At the time the applicant had indicated that the proposed modifications to the draft plan of subdivision would not affect the zoning for the site.

The Plan of Subdivision was registered in the Land Titles Division of the Toronto Registry Office as Plan 66M-2436 on April 12, 2007 and construction of the subdivision is currently underway.

Recently staff have identified minor inconsistencies between the boundaries of the zoning districts and the registered plan of subdivision. These inconsistencies are minor in nature and can be considered house keeping matters. The inconsistencies relate to the location of the private walkways from the townhouse blocks to Leila Jackson Terrace and a minor realignment of the boundary between two zoning districts. In addition the zoning schedules attached to the by-law adopted by City Council contained the road network proposed in the original draft plan of subdivision, which was modified subsequently by City Council as requested by the applicant. (See Attachment 1)

Staff are recommending that the zoning by-law maps Schedule “B” and “C”, Schedule R6(13), Schedule RM1(51) and Schedule RM2(36) of By-law 7625 of the former City of North York as it relates to 115 Torbarrie Road be amended to reflect the plan of subdivision registered in the Land Titles Division of the Toronto Registry Office.

Provincial Policy Statement and Provincial Plans

The proposed zoning by-law amendment is technical in nature and is consistent with the PPS and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

CONTACT

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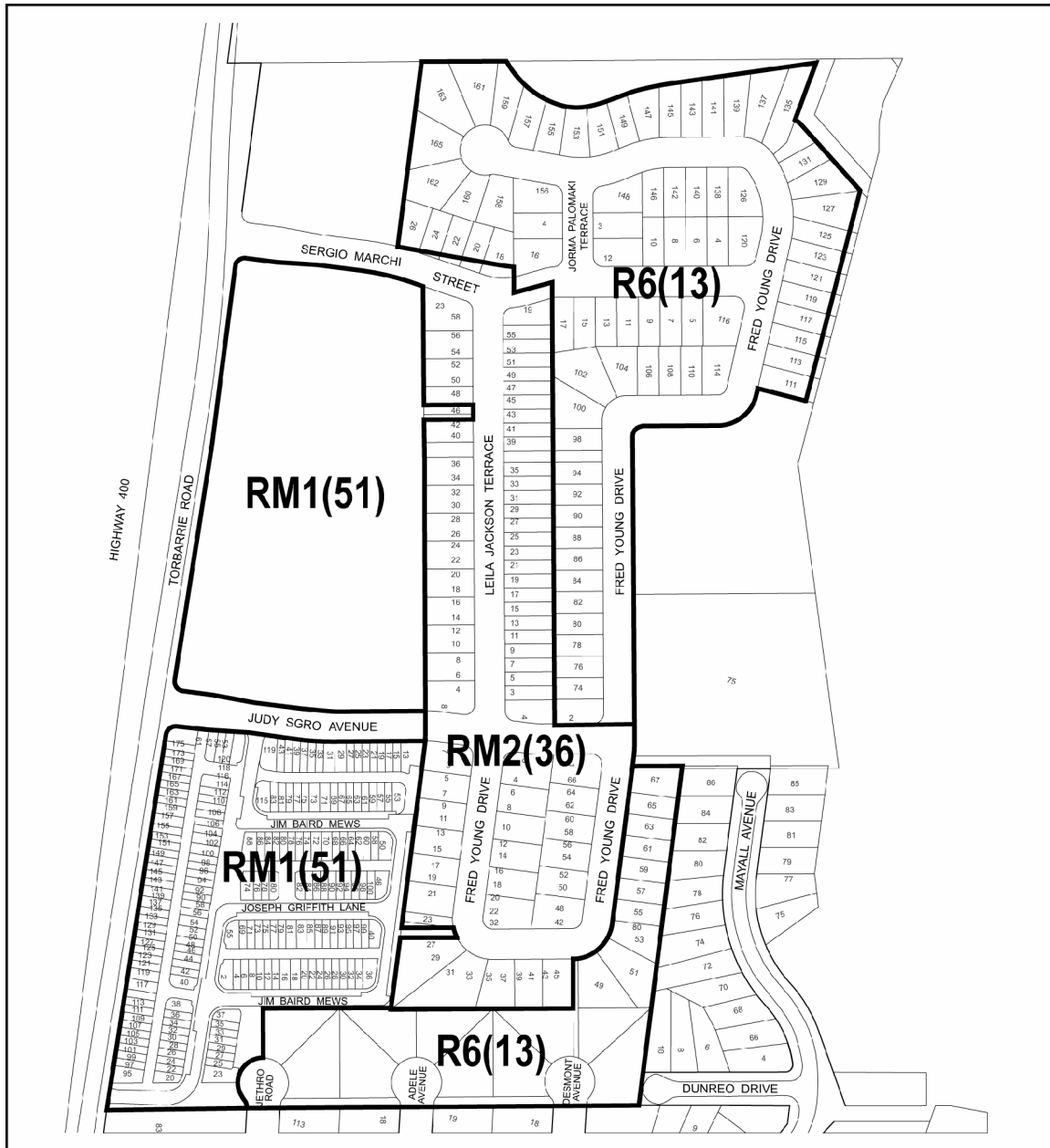
SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Existing Zoning
Attachment 2: Draft Zoning By-law Amendment

Attachment 1 - Existing Zoning



Existing Zoning

Based on a Plan of Subdivision of Part of Lots 13 and 14, Concession 5 West of Yonge Street
by Rady-Pentek & Edward Surveying, drawing ref. 04067S5.dwg

File # 09_176912

Date: 10/20/2009
Approved by: G. Byrne



Attachment 2: Draft Zoning By-law Amendment

Authority: Etobicoke York 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 ~ Zoning By-law No. ~, as amended,
With respect to the lands municipally formerly known as,
115 Torbarrie 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:

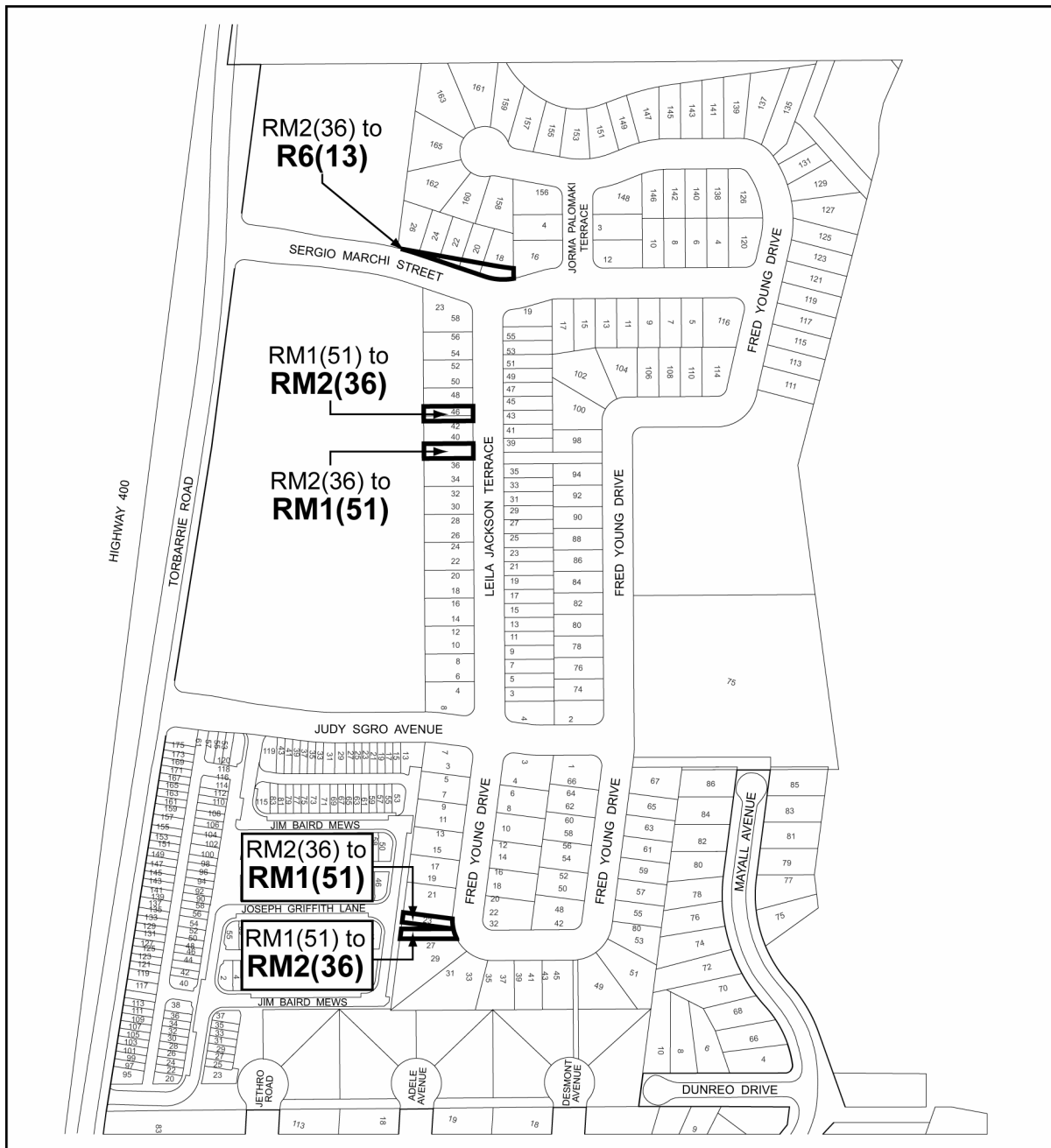
1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Schedule R6(13) of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “2” of this By-law.
3. Schedule RM1(51) of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “3” of this By-law.
4. Schedule RM2(36) of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “4” of this By-law.

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "1"**Schedule 1**

Based on a Plan of Subdivision of Part of Lots 13 and 14, Concession 5 West of Yonge Street
by Rady-Pentek & Edward Surveying, drawing ref. 04067S5.dwg

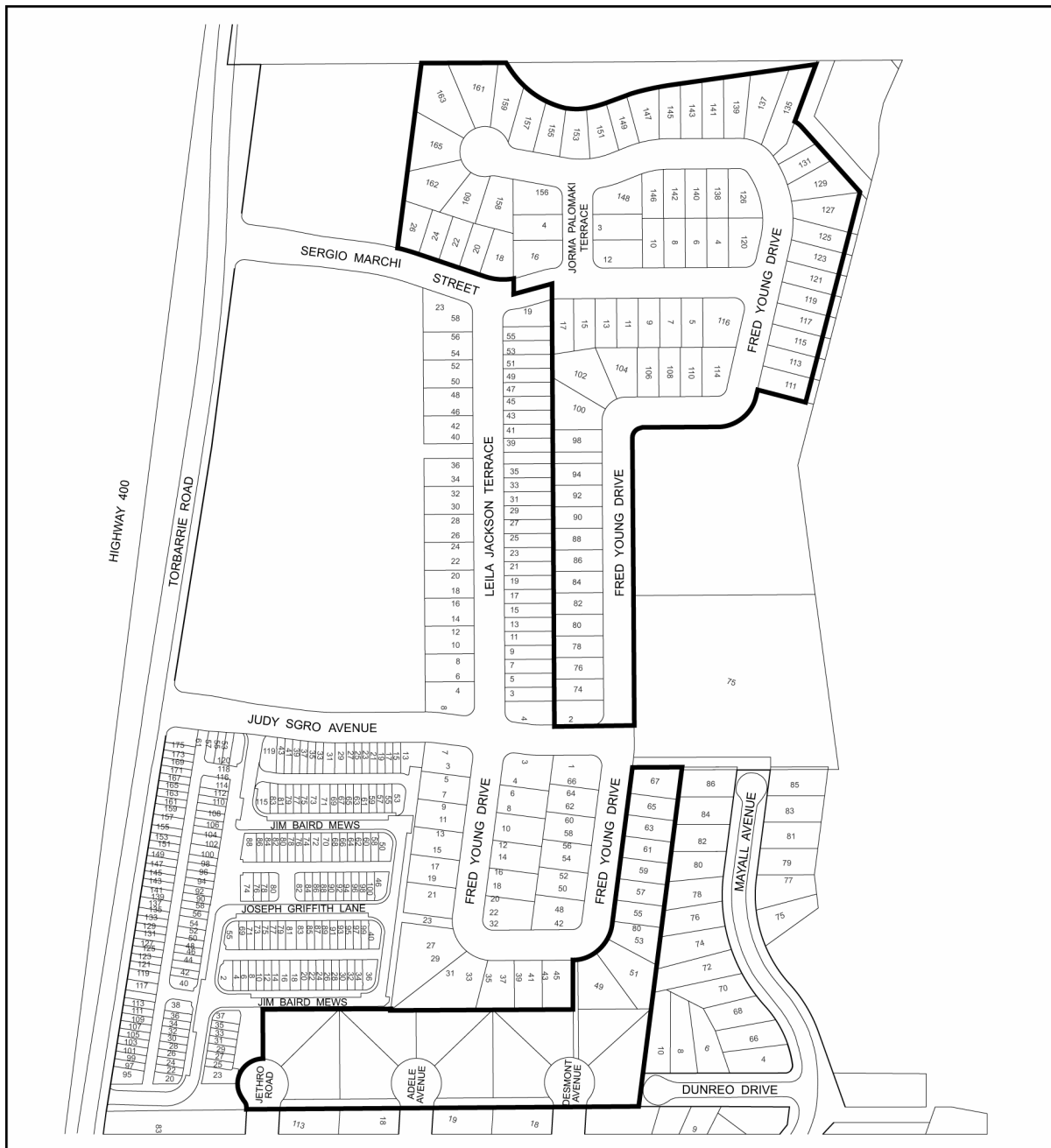
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SCHEDULE “2”**Schedule R6(13)**

Based on a Plan of Subdivision of Part of Lots 13 and 14, Concession 5 West of Yonge Street
by Rady-Pentek & Edward Surveying, drawing ref. 04067S5.dwg

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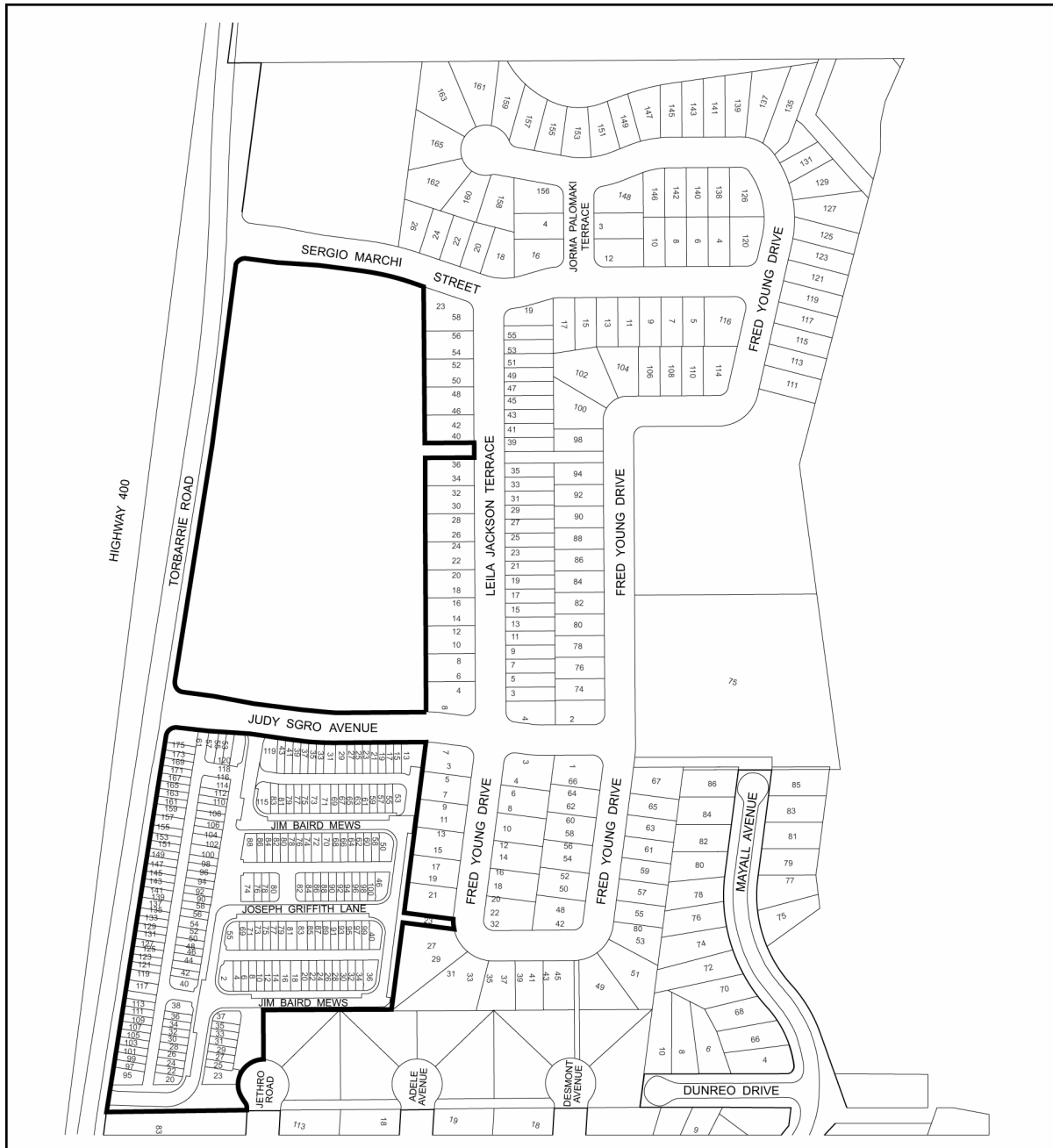
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SCHEDULE “3”



Schedule RM1(51)

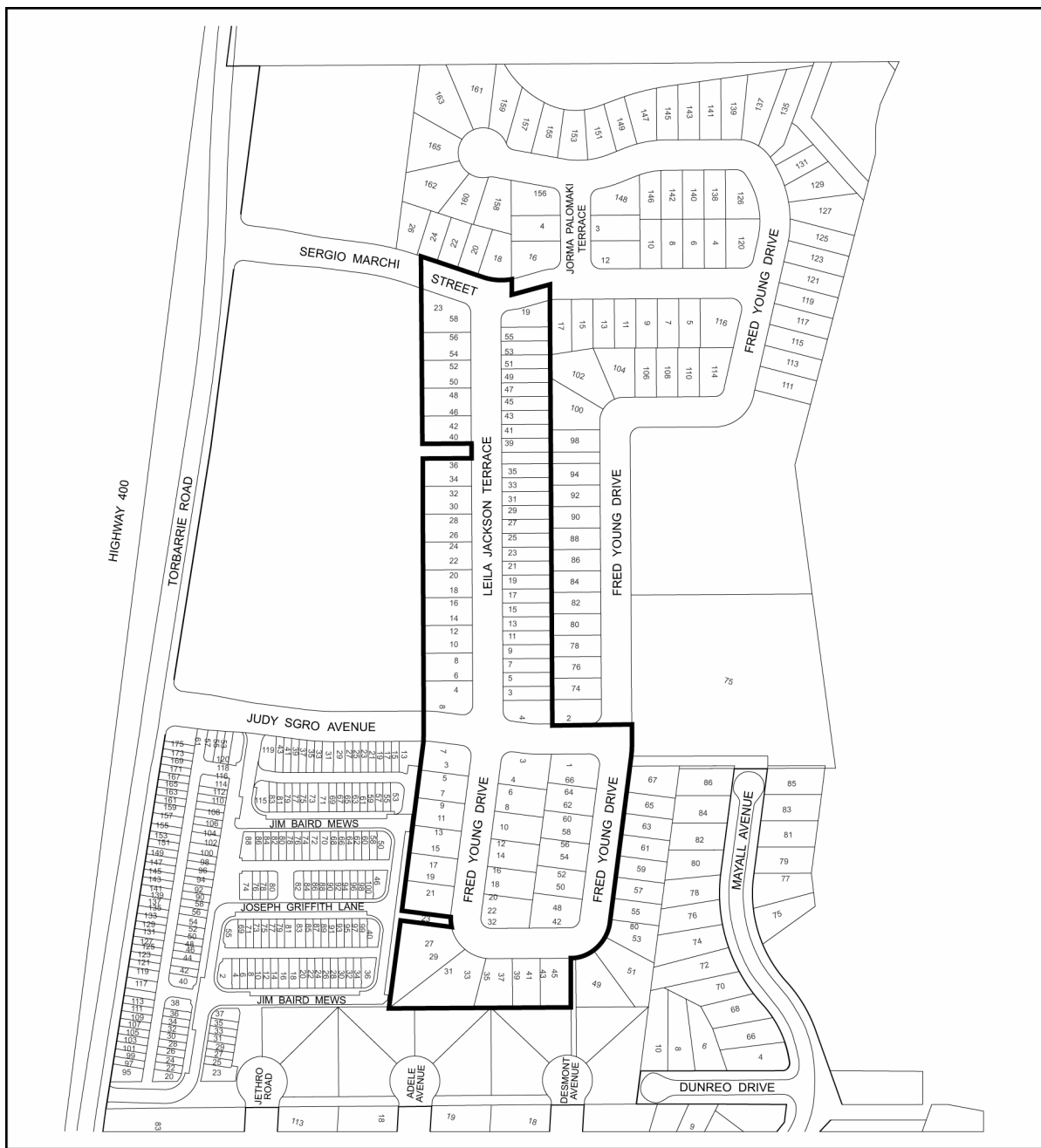
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SCHEDULE “4”



Schedule RM2(36)

Based on a Plan of Subdivision of Part of Lots 13 and 14, Concession 5 West of Yonge Street
by Rady-Pentek & Edward Surveying, drawing ref. 04067S5.dwg

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