

Tideswell Boulevard – Subdivision Agreement Amendment – Blocks 70 and 71, Plan 66M-2410

Date:	April 27, 2009
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 42 – Scarborough-Rouge River
Reference Number:	09 107951 EPS 42 TM

SUMMARY

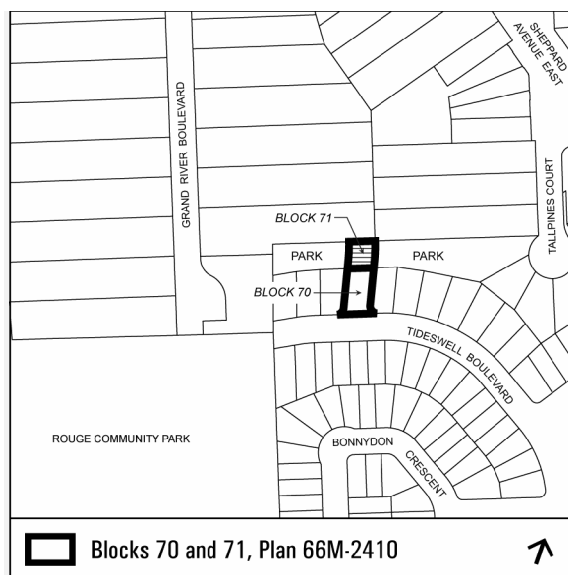
The purpose of this report is to seek City Council's authorization to amend an existing subdivision agreement between Vineland Estates Inc. and the City of Toronto. Vineland Estates Inc. has made this request in order to permit two abutting blocks within a residential plan of subdivision, originally intended to be used for a future road connection to lands to the north, to be used for single detached residential (Block 70) and public park (greenbelt) purposes (Block 71) respectively.

Staff support the request to remove the obligation to construct a public road, to permit Block 70 to be used for single detached residential purposes and to require the conveyance of Block 71 to the City for park purposes.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor to amend the existing subdivision agreement governing Plan 66M-2410, former City of Scarborough, as required, to allow the request by Vineland Estates Inc. to:



- a) construct a single detached residential dwelling on Block 70, Plan 66M-2410; and
 - b) authorize the transfer of Block 71, Plan 66M-2410 to the City for public park purposes, for nominal consideration and free of encumbrances to the satisfaction of the City Solicitor, in consultation with the General Manager, Parks, Forestry and Recreation.
2. That the Owners be required to enter into a secured agreement for the required restoration work to the satisfaction of the Executive Director of Technical Services and the City Solicitor.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

Vineland Estates Inc. has made a request to the City to amend the subdivision agreement associated with a residential plan of subdivision (Plan 66M-2410) located east of Rouge Community Park and which includes the north legs of Tideswell Boulevard, Bonnydon Crescent and Gillingham Street (see Key Map).

The existing plan of subdivision and the associated subdivision agreement (dated October 17, 2003) reserve Blocks 70 and 71 as a future road with a 20 metre wide road allowance. The purpose of reserving these blocks was to maintain the option of extending a new public road north from Tideswell Boulevard to service possible low density residential development applications along the rear of some of the residential properties to the north which currently front on Tallpines Court, Grand River Boulevard and Sheppard Avenue East respectively.

Blocks 70 and 71 were not transferred to the City and continue to be owned by Vineland Estates Inc.

Block 70 is proposed to be developed with one single detached residential dwelling. This block has over 20 metres of frontage on Tideswell Boulevard which is in keeping with other residential lots in the immediate area. For building concept plans please see Attachments 1 and 2.

Block 71, which is approximately 400 m² in area, is proposed to be transferred to the City, in its natural state, for public park purposes. If secured, this would provide a continuous linear greenbelt from Tall Pines Court west to Rouge Community Park.

No changes to the plan of subdivision are required.

Official Plan

Block 70 is designated as “Neighbourhoods” on the Land Use Plan (Map 22), as are all of the residential lots within this plan of subdivision.

Block 71 is designated as “Natural Areas”. This designation also applies to the adjacent Blocks 67 and 68 which were previously conveyed to the City for public park (greenbelt) purposes and to Rouge Community Park which is located to the west (see Attachment 3). Also included in the “Natural Areas” designation are much of the lands located to the north of this plan of subdivision which are well vegetated and forested. All of these lands are identified as being part of the City’s Natural Heritage System on Map 9 to the Official Plan. Generally, the natural heritage system is made up of water courses, ravines and valley slopes, forests and significant physical features such as the Lake Iroquois shoreline. Protection of the City’s natural heritage system is achieved through policies in the Official Plan and through by-laws such as the Ravine Protection and Natural Feature Protection Area By-law.

Ravine and Natural Feature Protection Area By-law

City Council recently amended the Municipal Code, Chapter 658, Ravine Protection to include tableland forests and forested areas of the Lake Iroquois shoreline and to change the name of the by-law as noted above. The staff report to the Parks and Environment Committee can be found at

<http://www.toronto.ca/legdocs/mmis/2008/pe/bgrd/backgroundfile-12607.pdf>

In terms of the local area, the area subject to protection under the by-law was expanded to include the tableland forest contained on the residential lands to the north of the Vineland Estates subdivision. The use of regulation to protect such natural features helps to achieve the policies of the Official Plan and to preserve and protect the health and integrity of the natural ecosystem.

Zoning

Block 70 is located within a Single Family Residential (S) Zone (see Attachment 4). A single family dwelling is permitted. Block 71 is zoned Parks (P). Both blocks are zoned to permit the intended uses.

Community Notification

Given the nature and implications of the proposed amendments to the subdivision agreement, City Clerk’s agreed to notify landowners within the local area of this request and the scheduling of this item at Scarborough Community Council. Landowners notified include those within the immediate area on Tideswell Boulevard as well as owners of properties to the north which front on Grand River Boulevard, Tallpines Court and Sheppard Avenue East.

COMMENTS

As previously noted, much of the lands to the north of the Vineland Estates plan of subdivision are well vegetated and treed and are considered to be part of the City’s

natural heritage system as identified in the Official Plan. Official Plan policies state that these areas will be maintained primarily in a natural state while keeping adverse impacts to a minimum. City Council recently acknowledged the importance of tableland forests by amending the Municipal Code to protect this natural feature and to further regulate development within them.

The extension of a new public road north from Tideswell Boulevard onto these lands and the resulting development would have adverse effects on this natural feature and would effectively result in the elimination of much of the forested area. In Staff's opinion, this is not consistent with the Official Plan policies which strive to protect and maintain the natural environment, to minimize adverse impacts and to preserve and enhance the urban forest.

Parks, Forestry and Recreation advise that they support the transfer of Block 71 to the City as it will increase the amount of public green space in the area and allow for the completion of the existing greenbelt. Cash in lieu for the planting of one street tree on Block 70 is required.

Costs associated with the transfer of Block 71 are to be borne by the applicant. Similar to other lots in the area, prior to the issuance of a building permit on Block 70, the Owner will be responsible for the installation of a 1.8 m black vinyl coated chain link fencing along the south side of Block 71 or the payment of securities to ensure its installation.

Technical Services Division advises that the Owner will be responsible for the installation of a sidewalk and other required boulevard works to City specifications along with ensuring proper water and service connections and driveway access to Block 70. Any sewer mains and watermains and related infrastructure which currently extend into Blocks 70 and 71 from Tideswell Boulevard are required to be removed at the Owner's expense. Financial securities for this restoration work will be required.

Block 70 is comparable in both lot area and lot frontage to existing residential lots on Tideswell Boulevard. As previously noted, the block is already zoned for residential use and a dwelling can be located on the site in keeping with the existing zoning provisions.

The Owner is required to pay a residential development charge for the proposed single detached dwelling on Block 70. The current rate is \$12,366. The actual charge is assessed and collected upon issuance of a building permit.

Conclusion

Staff support the Owner's request to amend the subdivision agreement to remove the obligation to provide a future road connection to lands to the north. This will help ensure that the existing forested and vegetated area on these lands, which is part of the City's natural heritage system and protected by the City's Ravine and Natural Feature Protection By-law, is maintained and preserved. Further, a residential dwelling can be constructed on Block 70 which is compatible with existing dwellings in this subdivision and the transfer of Block 71 to the City will complete the existing greenbelt within the local area.

CONTACT

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SIGNATURE

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ATTACHMENTS

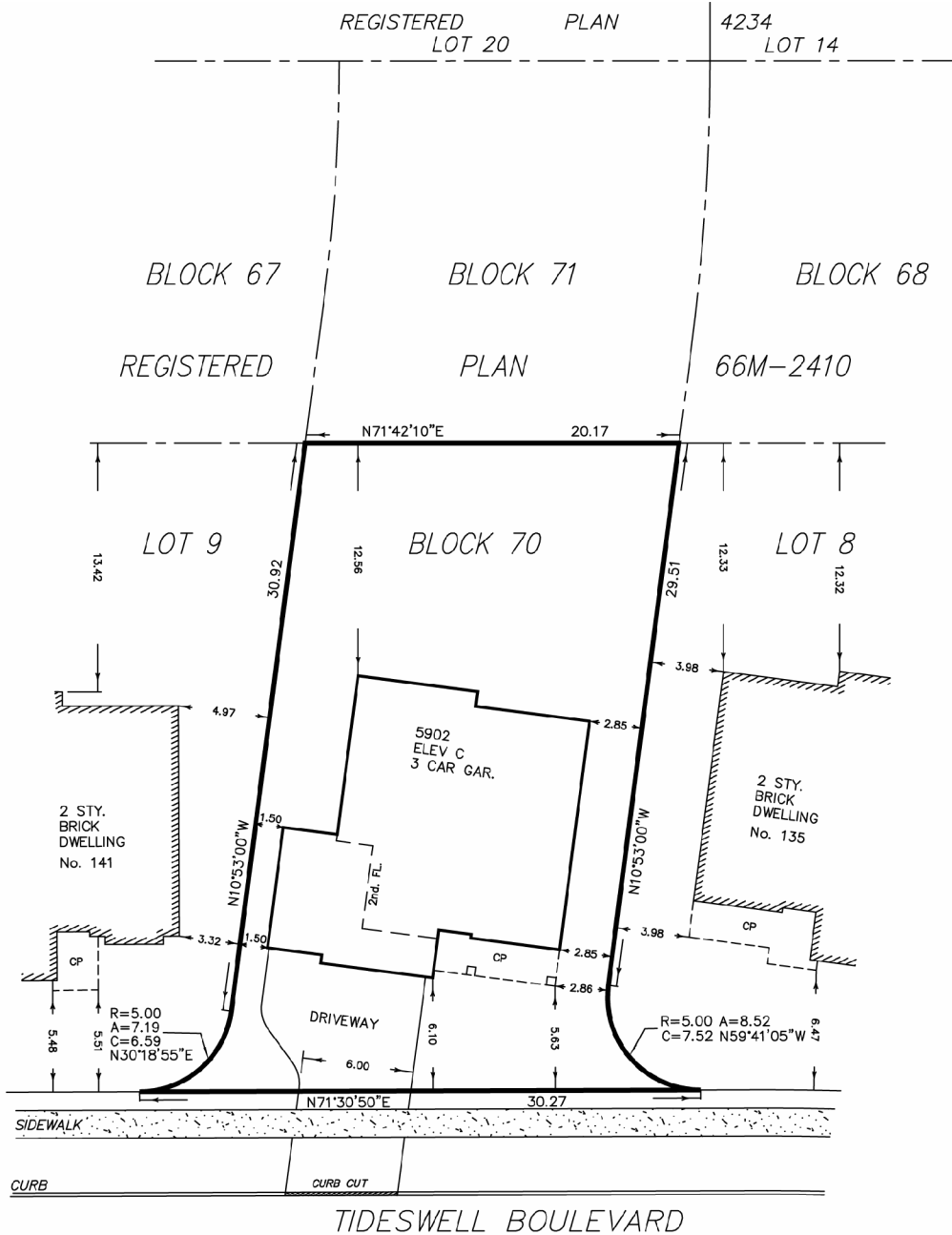
Attachment 1: Site Plan

Attachment 2: Elevation Plan

Attachment 3: Official Plan

Attachment 4: Zoning

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

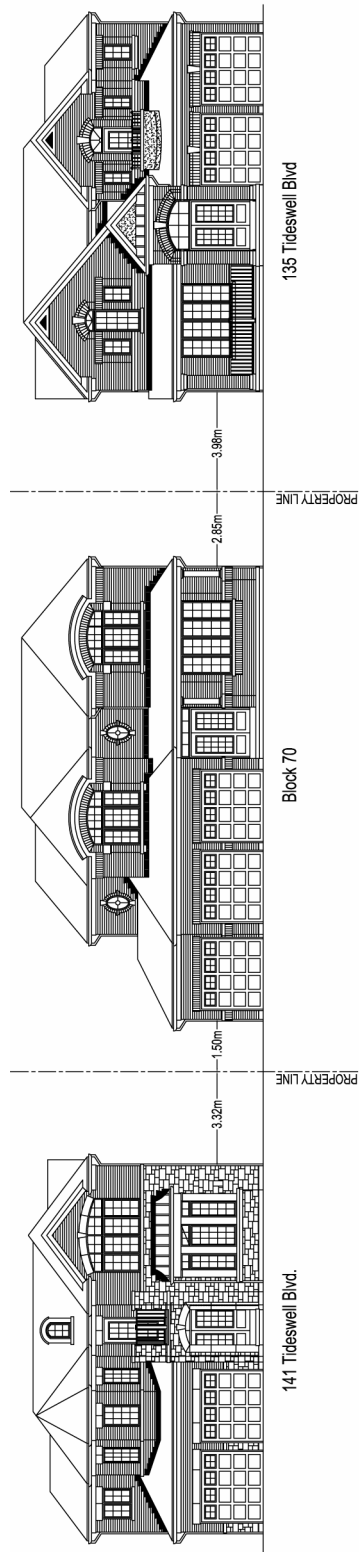
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Blocks 70 and 71, Plan 66M-2410

File # 09-107951 TM

Attachment 2: Elevation Plan

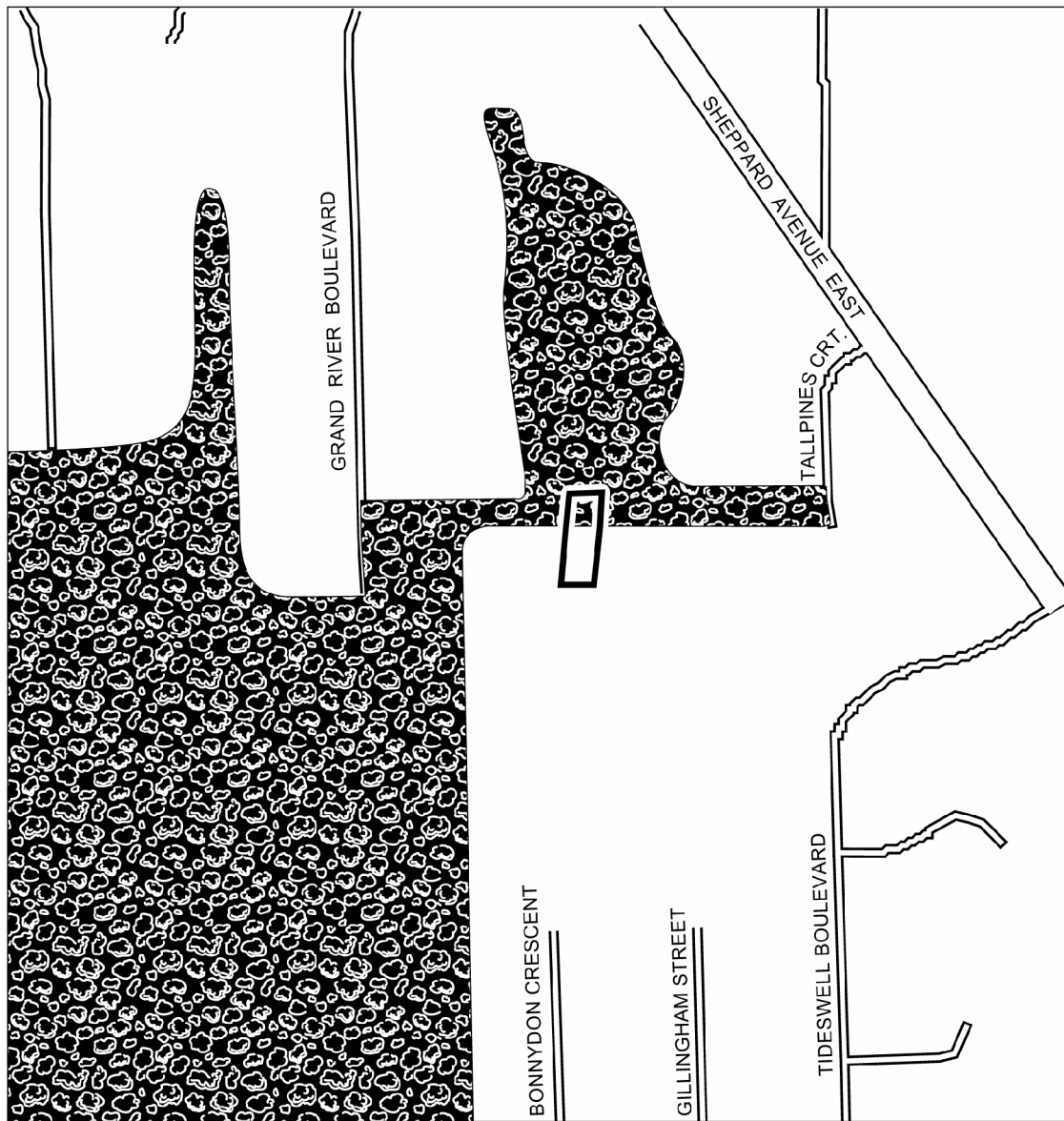


South Elevation
(Tideswell Boulevard)

Elevation Plan
Applicant's Submitted Drawing
Not to Scale
3/9/09

Blocks 70 and 71, Plan 66M-2410
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Attachment 3: Official Plan



Toronto City Planning
Official Plan

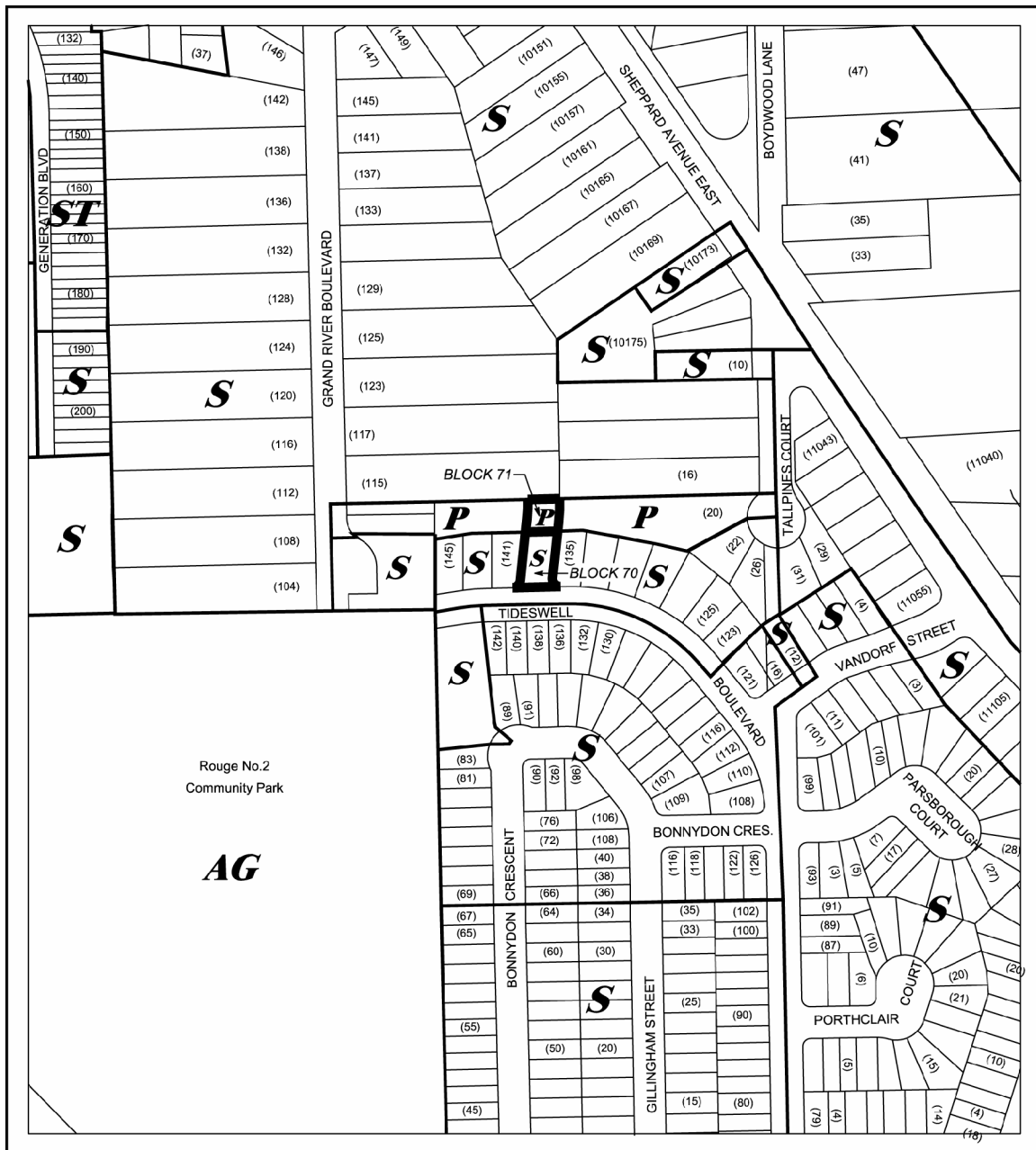
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Attachment 4: Zoning



Toronto City Planning
Division
Zoning

Blocks 70 and 71, Plan 66M-2410
File # 09-107951 TM

S Single Family Residential
ST Street Townhouse Residential
P Parks
AG Agricultural Uses

Rouge Community By-law
Not to Scale
3/9/09
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