

## 63 Callowhill Drive – Zoning Amendment Application - Preliminary Report

<b>Date:</b>	January 22, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 4 – Etobicoke Centre
<b>Reference Number:</b>	09 198044 WET 04 OZ

### 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 By-law to permit a 4 block development consisting of 19 townhouse units and a pair of semi-detached dwellings on the northernmost portion of the property at 63 Callowhill Drive.

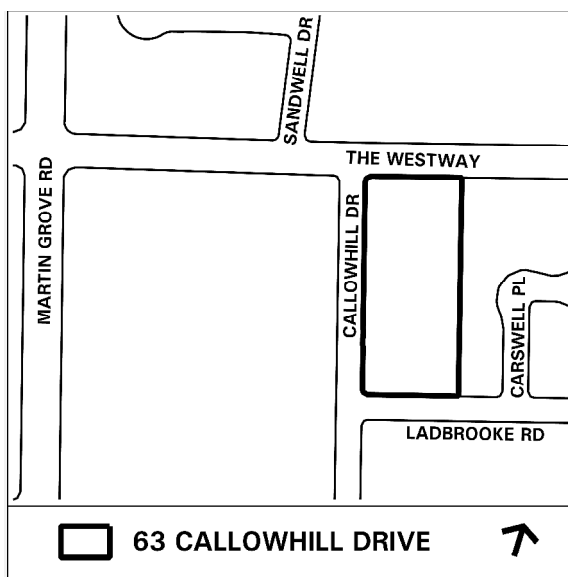
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A community consultation meeting is targeted in the second quarter of 2010.

### 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.

### **Pre-Application Consultation**

Pre-application consultation meetings and discussions were held with the applicant to discuss the proposal and complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to amend the existing Zoning By-law to permit a 4 block development consisting of 19 townhouse units and a pair of semi-detached dwellings on the northernmost portion of the property. The new dwellings are proposed to be 3 to 4 storeys in height, and will each contain an integral garage. A total of 5 surface parking spaces will be provided for visitors. The development will be accessed from The Westway and Callowhill Drive from an 8 metre wide private/condominium roadway (mews). A pedestrian walkway will be provided for public sidewalk access for the units not fronting directly onto a public roadway.

There is no new development proposed on the southern portion of the property containing an existing 8-storey, 110 unit rental apartment building.

A statistical summary of the proposal is detailed in Attachment 5 of this report

### **Site and Surrounding Area**

The property is 1.3 hectares (3.2 acres) in size and is bounded by The Westway to the north, Callowhill Road to the west and Ladbrooke Road to the south. The land contains an 8-storey, 110 unit rental apartment building in the center of the property, an associated surface parking area to the south, and the northernmost portion of the site is vacant.

The property is located in close or direct proximity to major arterial streets, public transit stops, local retail facilities, schools, and parkland.

Surrounding land uses include:

North: Institutional (Kipling Collegiate Secondary School)

South: Low density residential

East: Low density residential

West: High density residential and commercial (Martinway Plaza)

## **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 property is designated Apartment Neighbourhoods in the Official Plan which in part permits apartment buildings and lower density uses provided for in the Neighbourhoods designation. Significant growth is not intended within this designation, however infill development on underutilized portions of land may occur subject to certain development criteria including: building massing compatible to surrounding land uses, particularly lower-scale Neighbourhoods; appropriate street edge framing; maintaining an appropriate level of residential amenity on the site, including parking; preservation, replacement and enhancement of landscape features; and to create a community benefit for existing residents on the site.

Official Plan Housing policy 3.2.1.5 provides for securing existing affordable and midrange rents and any needed housing improvements to the existing rental housing without pass-through costs to the tenants for significant new development on sites where 6 or more existing rental units will be kept in the new development. The preservation of affordable and mid-range rental housing is a key priority for the City.

In addition to the above, the proposal will also be evaluated in terms of its consistency to all other relevant policies within the Official Plan, including those related to built form, transportation, and the environment.

## **Zoning**

The property is zoned Fourth Density Residential (R4) under the former Etobicoke Zoning Code. Townhouses are not listed as a permitted use under this zone.

## **Site Plan Control**

The development is subject to Site Plan Control for which an application has not yet been submitted.

## **Tree Preservation**

This application is subject to the provisions of By-law 780-2004 regarding tree protection.

## **Reasons for the Application**

To permit the proposal, a by-law amendment with site specific development standards will be required.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Planning Evaluation Report  
Arborist Report  
Functional Servicing Report

City staff are reviewing the application for completeness.

### **Issues to be Resolved**

#### **Official Plan**

The proposal will be reviewed for conformity with the Official Plan and particularly the Housing, Built Form, and Land Use policies.

#### **Built Form and Transition**

Infill development must be sensitive and generally fit with the existing character of the surrounding neighbourhoods. Staff will evaluate this proposal in terms of appropriateness of scale, and in particular the compatibility and transition of built form to the easterly adjacent low density neighbourhood and the Development Criteria for Apartment Neighbourhoods.

The proposal will be evaluated in terms of compliance to all applicable City built form standards including Toronto Urban Design Guidelines for Infill Townhouses.

#### **Site Plan**

Staff will review the suitability of the relationship between the proposed development and the remainder of the site containing the existing 8-storey apartment building.

The review will include an examination of the pedestrian and vehicular circulation pattern, the adequacy of remaining/proposed open amenity/landscaping areas, site safety considerations where in part Crime Prevention Through Environmental Design (CPTED) principles may be employed, and streetscaping potential for both public roads and private driveways.

**Environmental/Toronto Green Standard**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Standard adopted by City Council.

**Transportation/Parking/Servicing**

Appropriateness of the new proposed access points to The Westway and Callowhill Drive will be determined. If necessary, an alternative arrangement may be recommended. As well, on-site vehicular circulation will be examined and an appropriate parking supply will be determined.

A Functional Servicing Report will be reviewed to determine the adequacy of existing municipal infrastructure services. The application is also subject to the City of Toronto Wet Weather Flow Guidelines. The City's Solid Waste section will determine the most appropriate garbage pickup arrangement for the proposed development.

The proposal will also be evaluated in terms of compliance with the City's Development Infrastructure Policy and Standards (DIPS).

**Section 37 Agreement**

Staff will determine the applicability of a Section 37 Agreement in conformity with Official Plan policy 5.1.1.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

**CONTACT**

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**SIGNATURE**

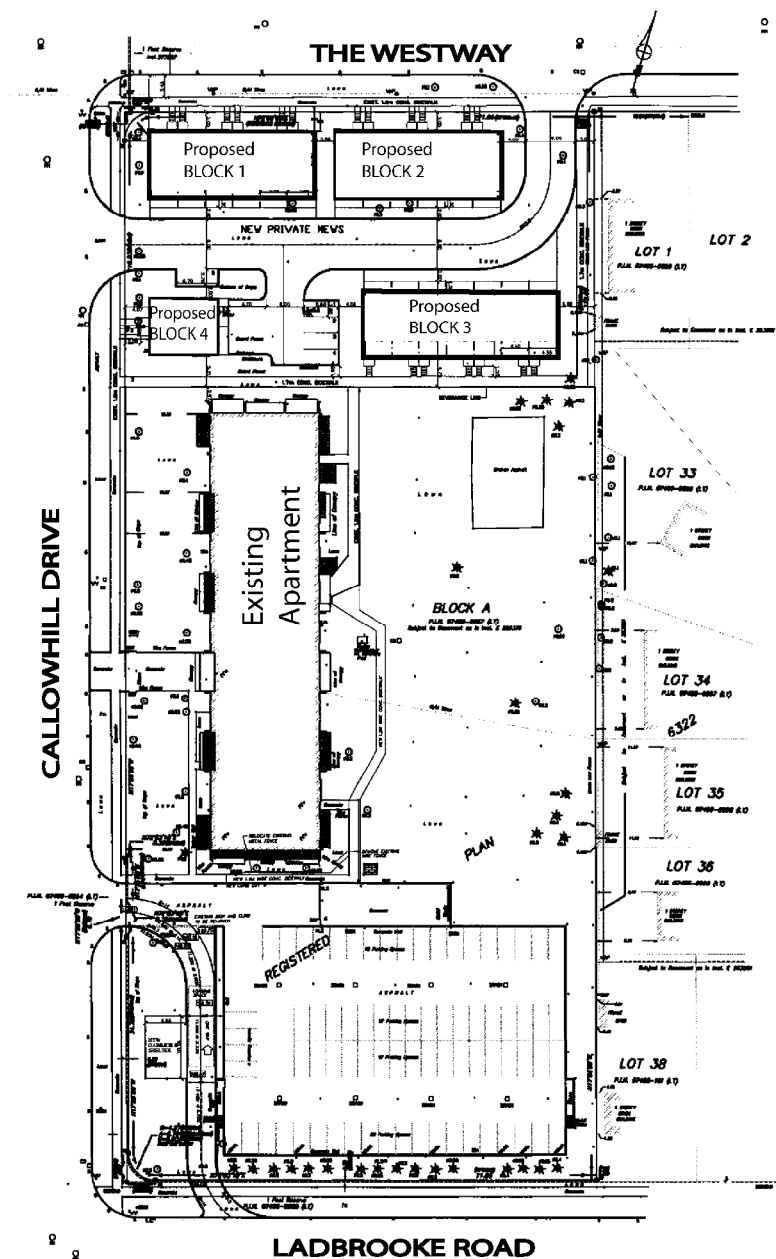
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

**ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

63 Callowhill Drive

Applicant's Submitted Drawing

Not to Scale  
01/21/10



File # 09\_198044

## Attachment 2: Elevations



### Elevations

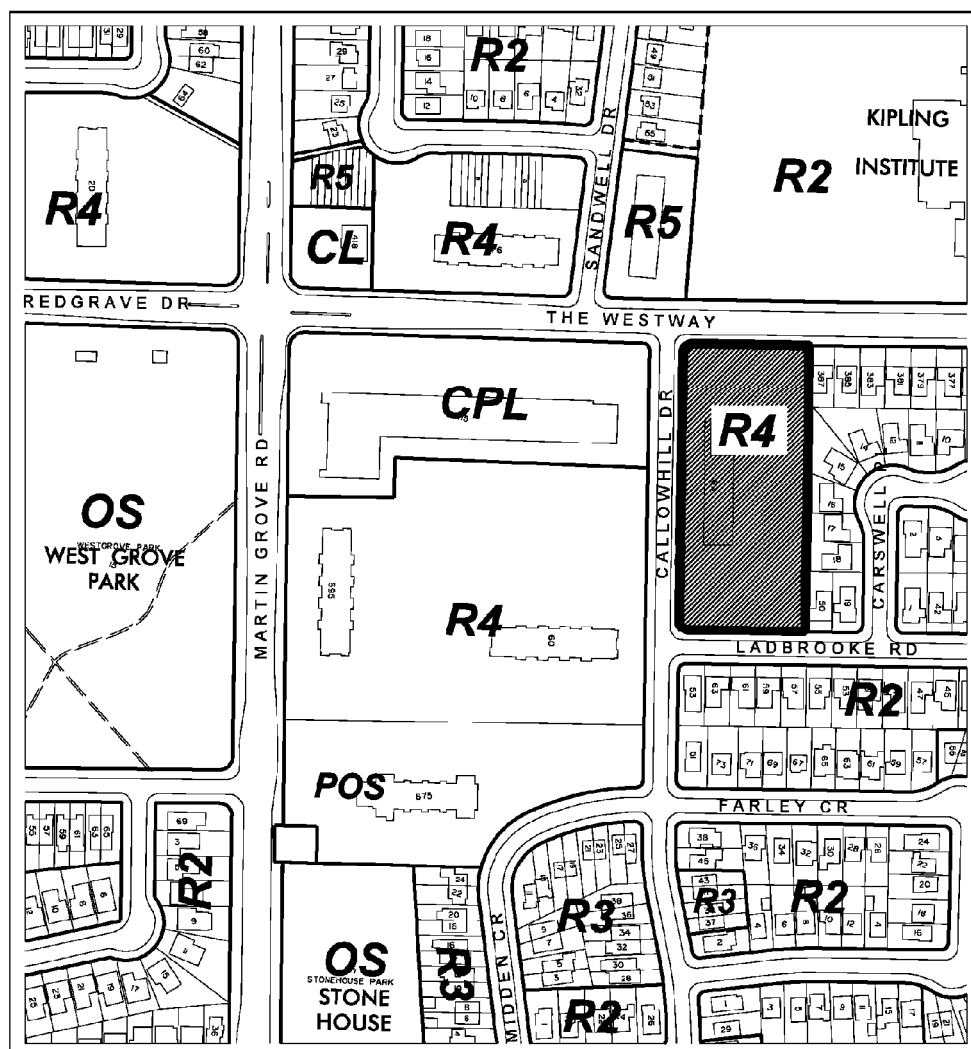
Applicant's Submitted Drawing

Not to Scale  
01/21/10

63 Callowhill Drive

File # 09\_198044

### Attachment 3: Zoning



**Toronto** City Planning  
**Zoning**

**63 Callowhill Drive**

File # 09\_198044

R2 Residential Second Density  
R3 Residential Third Density  
R4 Residential Fourth Density

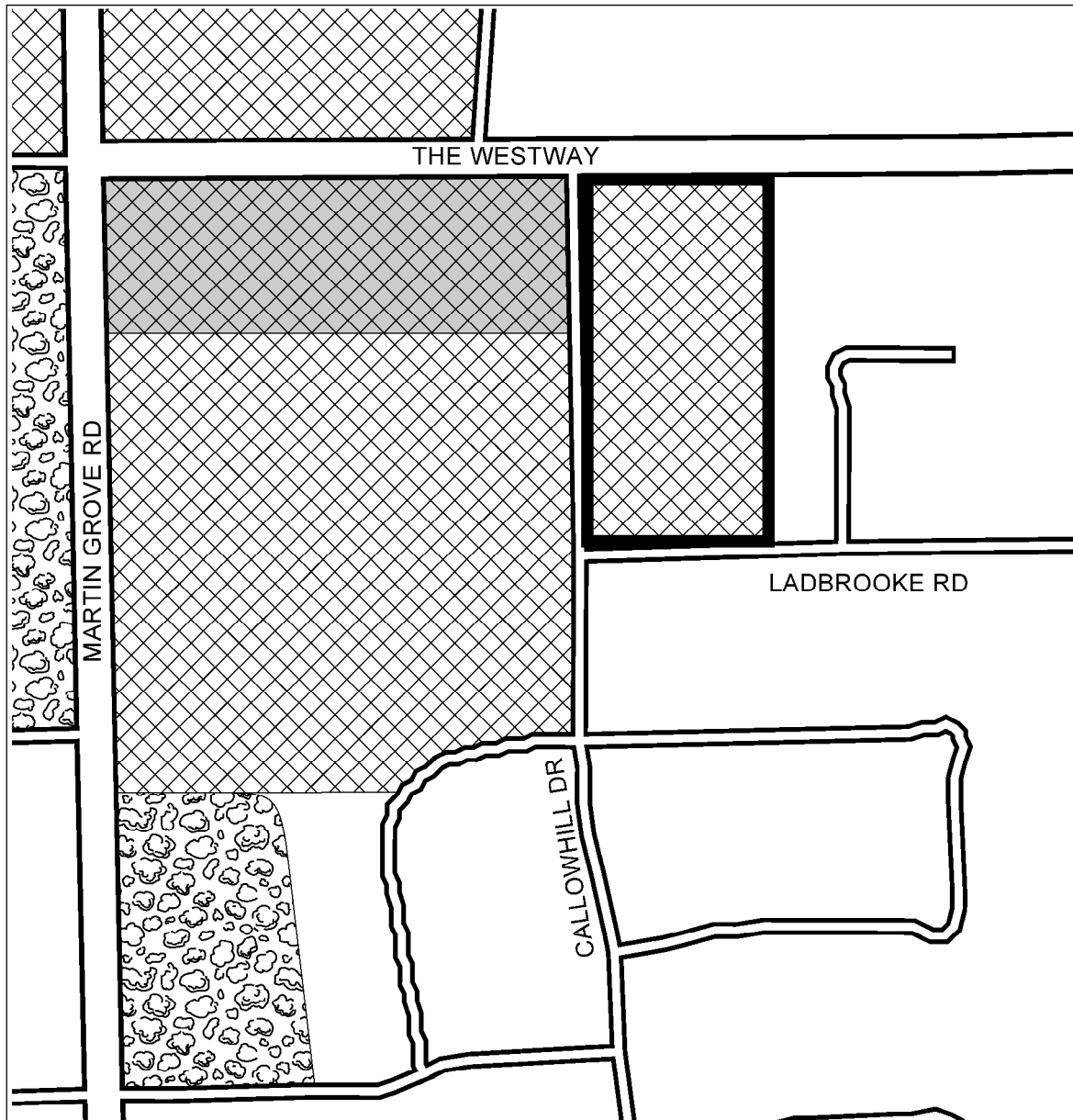
OS Public Open Space  
POS Private Open Space  
CPL Commercial Planned Local



Not to Scale  
Zoning By-law 7625 as amended  
Extracted 01/21/2010/JM



## Attachment 4: Official Plan



**Toronto** City Planning  
Official Plan

63 Callowhill Dr  
FILE #: 09\_198044



↑  
Not to Scale  
01/22/2010 /JM

## Attachment 5: Application Data Sheet

### APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	09 198044 WET 04 OZ
Details	Rezoning, Standard	Application Date:	December 18, 2009

Municipal Address: 63 CALLOWHILL DR

Location Description: PL 6322 PT BLK A \*\*GRID W0401

Project Description: Application for rezoning a 0.33 ha portion of the lands to permit the development of 21 grade-related townhouses on northern portion of property occupied with an eight-storey apartment house.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BARRY MORRISON			1054881 ONTARIO LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	14m	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	12990.87	Height:	Storeys:	3 and 4
Frontage (m):	71.02		Metres:	14
Depth (m):	0			
Total Ground Floor Area (sq. m):	3033.64			<b>Total</b>
Total Residential GFA (sq. m):	3033.64		Parking Spaces:	26
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3033.64			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.91			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	3033.64	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	2	Industrial GFA (sq. m):	0	0
3 + Bedroom:	19	Institutional/Other GFA (sq. m):	0	0
Total Units:	21			

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