

**315-325 Dalesford Road - City Initiated Zoning
Amendment to Site Specific By-law 862-2007 -
Preliminary Report**

Date:	May 6, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	10 166017 WET 05 OZ

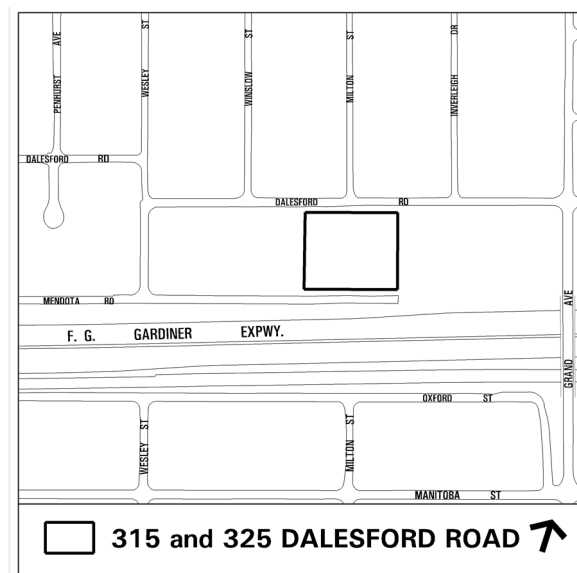
SUMMARY

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

This application is a City-initiated amendment to the former City of Etobicoke Zoning Code for 315-325 Dalesford Road. This amendment responds to Council’s direction to amend Site Specific By-law 862-2007 to allow for driveway widths of up to eight metres at the curb for driveways leading to two townhouse units.

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.

An on-site Community Consultation Meeting has been scheduled for May 10, 2010.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the Director of Community Planning, Etobicoke York District, to issue notice for the Statutory Public Meeting according to the regulations under the Planning Act, to be held as part of the June 22 Etobicoke York Community Council meeting.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of May 29, 2007 Etobicoke York Community Council considered a Final Report recommending approval of Zoning By-law Amendment application 06 127508 WET 05 OZ for 315-325 Dalesford Road.

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-3717.pdf>

The application proposed a 39-unit townhouse development with units fronting onto Dalesford Road, Mendota Road and a new public road (Gala Lane). The staff report included a zoning by-law amendment to implement the proposal. To minimize the number of curb cuts and provide for an appropriate amount of landscaping, the recommended zoning by-law amendment included the following provisions related to front yard requirements:

- a) Provide driveway widths to each townhouse unit that do not exceed a width of 3.0 metres, measured at the curb line; and
- b) The remaining front yard shall consist of landscaping, 75% of which shall consist of 'soft' landscaping. Walkways and hard surface landscaping and paving shall be separated from driveways by means of continuous poured raised concrete curb.

Upon consideration of the Final Report, Community Council passed a motion (Motion 101) directing staff to report directly to the June 19, 20 and 22, 2007 City Council meeting regarding amendments to zoning by-law provisions being proposed by the applicant, in particular those for front yard requirements. The applicant's proposed amendment for front yard requirements was as follows:

Provide driveway widths to each townhouse unit that do not exceed a width of 3.05 metres measured at the curb line, for driveways leading to one townhouse unit and provide driveway widths to each townhouse unit that do not exceed a width of 6.1 metres measured at the curb line, for driveways leading to two townhouse units. For all townhouse units, the driveway can be widened beyond the curb line to a width that is necessary to facilitate access to garages that have a garage door of no more than 5 metres.

The Director of Community Planning, Etobicoke York District submitted a report to the June 19, 20 and 22, 2007 City Council meeting on this matter, providing the opinion that the original staff recommendations as set out in the zoning by-law amendment attached to the Final Report were considered to be appropriate and that no further amendments be made to the zoning by-law regarding driveway widths.

<http://www.toronto.ca/legdocs/mmis/2007/cc/bgrd/ey6.36a.pdf>

City Council approved the application and amended the zoning by-law to incorporate the applicant's proposed amendment for front yard requirements. Zoning By-law 862-2007 was enacted by City Council on July 19, 2007.

At its meeting of October 13, 2009 Etobicoke York Community Council passed a motion directing the Director, Community Planning and Director, Transportation Services to report back to Community Council on matters of driveway widths for townhouse units with double garages and on-street parking issues on Mendota Road, Gala Lane and Dalesford Road. Staff submitted an information report to the March 9, 2010 Etobicoke Community Council.

<http://www.toronto.ca/legdocs/mmis/2010/ey/bgrd/backgroundfile-27536.pdf>

At that meeting, Etobicoke York Community Council directed the Director of Community Planning, Etobicoke York District, to initiate an amendment to Site Specific By-law 862-2007 to allow for driveway widths of up to 8 metres, measured at the curb line, for driveways leading to two townhouse units, and such other amendments to the by-law that would give effect thereto.

Proposal

This is a City-initiated by-law amendment to Site Specific By-law 862-2007, to allow for driveway widths of up to 8 metres measured at the curb line, for driveways leading to two townhouse units, for four of the five blocks at the property formerly known as 315-325 Dalesford Road.

Site and Surrounding Area

The subject site is located on the south side of Dalesford Road and north of the F.G. Gardiner Expressway, west of Grand Avenue. The site is rectangular in shape and approximately 0.70 hectares (1.7 acres) in size. The site has frontage on both Dalesford Road and Mendota Road.

The surrounding land uses are as follows:

North: single-detached dwellings, opposite Dalesford Road.

South: Mendota Road and the F.G. Gardiner Expressway.

East: light industrial uses (self storage facility).

West: townhouse dwelling units.

Official Plan

The site is designated *Neighbourhoods*. *Neighbourhoods* are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria in the Plan require that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing character of the neighbourhood.

Zoning

The lands are zoned R4G by the former City of Etobicoke Zoning Code, as amended by Site Specific By-law 862-2007.

Reasons for Application

City Council has directed that a zoning amendment be initiated to amend front yard requirement provisions of Site Specific Zoning By-law 862-2007.

Agency Circulation

Community Planning staff will consult with staff from Toronto Building, Transportation Services and Forestry Services on the requested amendment. It is anticipated that a Final Report with the requested draft amendment will be brought to the June 22, 2010 Etobicoke York Community Council meeting for consideration.

COMMENTS

The Etobicoke York Community Council has directed staff to initiate an amendment to Site Specific By-law 862-2007 to allow for driveway widths of up to eight metres, measured at the curb line, for driveways leading to two townhouse units.

An on-site Community Consultation Meeting has been scheduled for May 10, 2010.

CONTACT

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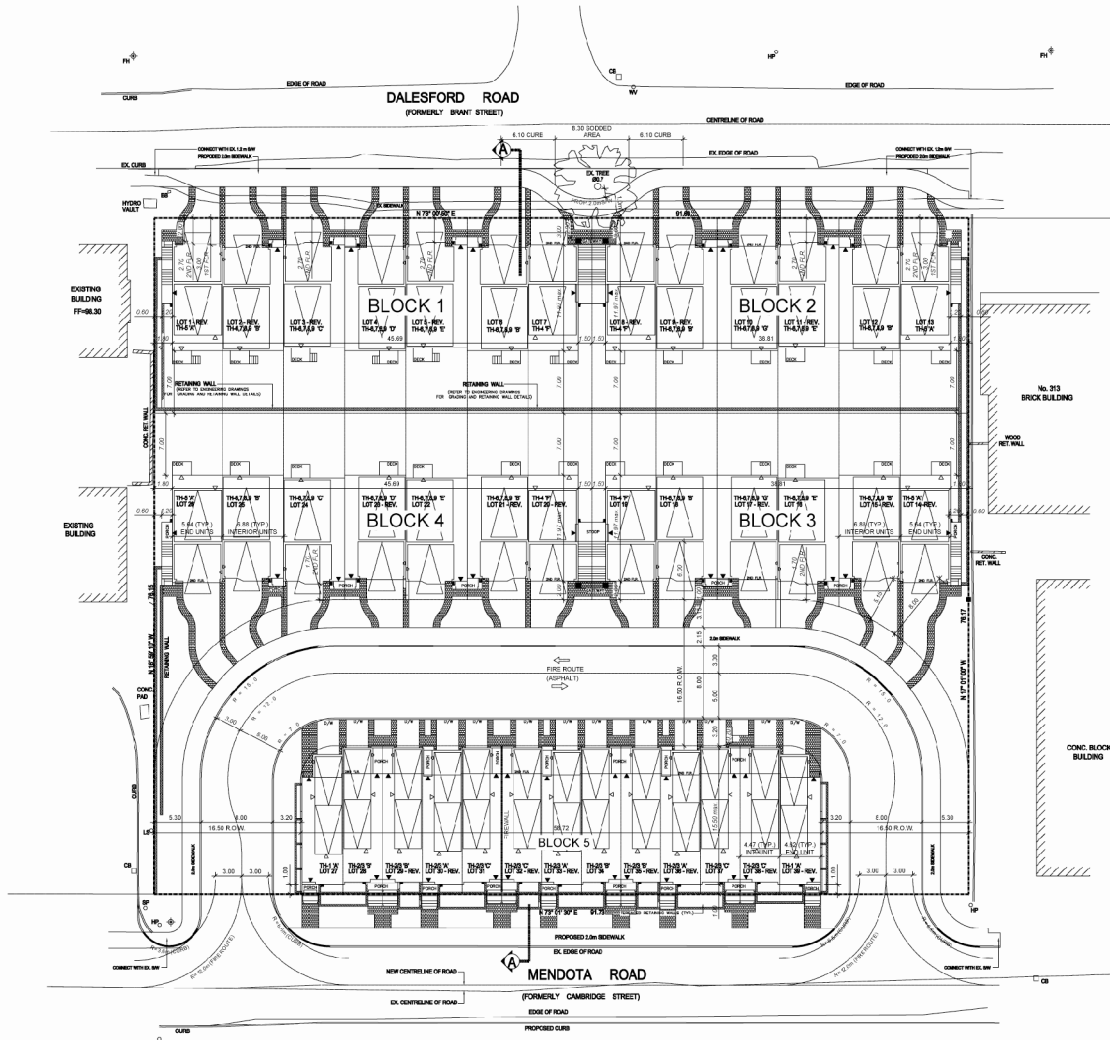
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 1: Site Plan



Site Plan

315-325 Dalesford Road

Applicant's Submitted Drawing

Not to Scale 

File # 06_127508