

## 50 Firwood Crescent – Rezoning and Site Plan Applications - Preliminary Report

<b>Date:</b>	June 2, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 3 – Etobicoke Centre
<b>Reference Number:</b>	10 156835 WET 03 OZ

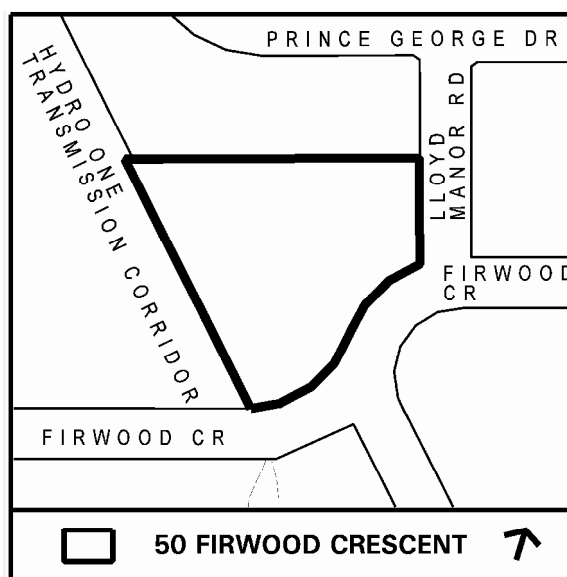
### SUMMARY

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

This application proposes to redevelop the vacant lot at 50 Firwood Crescent with 3 detached dwellings and 8 semi-detached dwellings fronting on Firwood Crescent and 18 freehold townhouse units fronting on a new public cul-de-sac.

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

Planning staff recommend that a Community Consultation Meeting be held in late June 2010. A Final Report could be available for Community Council's consideration in the spring of 2011, provided that the applicant provides all required information in a timely manner.



## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 50 Firwood Crescent, 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**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to construct a residential development which will consist of three detached and eight semi-detached houses facing Firwood Crescent. In addition, a new public street (cul-de-sac with turning circle) will extend north-west from Firwood Crescent across from the existing intersection of Lloyd Manor Road. Eighteen freehold townhouse units in four blocks will front on this new street. (Attachment 1)

The frontages of the detached dwellings facing Firwood Crescent will range from 9.8 metres to 11.1 metres. The frontage of each semi-detached dwelling will range from 7.05 metres to 8.0 metres. (Due to the irregular shape of some of the lots the actual frontage will appear larger). The townhouses will have 6 metre frontages.

The net density of the development is 1.24 FSI, while the net lot coverage of the whole site is just under 40%.

Parking for two cars will be provided for each dwelling, one in an integral garage and one on the driveway in front of the house. (Attachment 5)

### **Site and Surrounding Area**

The property, now vacant, was originally the site of a neighbourhood plaza which has been demolished. It is irregularly shaped and essentially flat.

To the west, the property borders a Hydro One high-tension power transmission corridor, with three tower lines. To the south and east, across Firwood Crescent, is a residential neighbourhood of low-rise, low-density detached houses. On the north side the property is bordered by the backyards of additional low-rise, low-density detached houses which front onto Prince George Drive.

### **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 Neighbourhoods in the Official Plan. (Attachment 4)  
Neighbourhoods are the stable residential areas of the City which are to experience limited growth. Physical changes to Neighbourhoods must be sensitive to and respect existing nearby residential properties.

As the size and configuration of the lot varies from the local lot pattern this infill development will be considered under Policy 4.1.9 of the Official Plan. That policy requires proposed development to be, among other things, appropriate for the site and compatible with nearby residential properties. The proposal will be evaluated against this and all other applicable Official Plan policies.

### **Zoning**

The site is zoned CPL (Commercial Planned Local). (Attachment 3)

### **Site Plan Control**

Site Plan Control will apply to the townhouse blocks only. An application for Site Plan Approval has been made (Application No. 10 156823 WET 03 SA) and is being reviewed concurrently with the application for zone change.

The Ward Councillor has requested that a report on this application be considered and approved by Community Council before Site Plan Approval is granted.

## **Tree Preservation**

The applicant has submitted an Arborist's report for the site. It identifies a row of 44 Austrian Pines along the northern border of the site and one apple tree on the north-east corner. These trees are to be protected and retained. No other trees on or near the site are subject to the private or City Tree Protection By-law.

## **Reasons for the Application**

The applicant has applied for a zone change as residential uses are not permitted in the CPL zone.

The applicant has submitted an application for Site Plan Approval as the townhouse dwellings are subject to Site Plan Control.

The proposal will also require an application for approval of a Draft Plan of Subdivision as a new public street is being created. The applicant advises that he will submit this application when review of the zone change application is further advanced.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Arborist's Report, Planning Rationale Report, Stormwater Management Report, Sun/Shadow Study and Site Servicing Assessment.

An Electromagnetic Field Management Plan will be submitted shortly. This study is required as the site abuts a high-tension transmission line. The applicant is awaiting technical information from Hydro One and Toronto Public Health necessary to complete the report and recommendations.

A Notification of Complete Application was issued on April 26, 2010.

### **Issues to be Resolved**

Community Planning staff have reviewed the submission and have circulated the plans and studies to other City divisions and agencies. Staff will continue to review the issues with the applicant, as summarized below, and any others that may arise through the planning process.

### **Density, Height and Built Form**

The proposed building heights and densities are greater than other buildings in the neighbourhood. Community Planning staff will review and evaluate the proposal for consistency with Official Plan policies and the Infill Townhouses Design Guidelines, including an assessment of the appropriateness of the proposed height, density and built form for the site and the area.

Staff will assess the impacts of the density and heights on the pedestrian environment, streetscape, privacy and the creation of shadows on neighbouring properties and the public realm. Overall, the appropriateness of the height and density has to be considered in the context of a reasonable transition from the current low-rise, low-density development in the neighbouring community to the proposed townhouses at the rear of the site.

Community Planning staff have circulated the application to the Greater Toronto Airports Authority (GTAA) for comments on the proposal relative to potential conflicts within flight paths and noise.

### **Traffic and Parking**

No provision has been made for visitor parking in the proposal. Possible impacts on the existing neighbourhood will be evaluated and mitigation measures reviewed.

### **Infrastructure**

The applicant has submitted a Site Servicing Report. City staff will review this study to ensure that there is adequate water and sewer capacity to support the proposed development. Conformity with the DIPS policy, as it relates to street dimensions, tree planting, storm water run-off, emergency access, and other relevant infrastructure elements will also be evaluated.

### **Parks**

Parks staff will advise on the need for parkland in the area and the size and type of parkland contribution that will be required of the applicant.

### **Electromagnetic Fields (EMF)**

As the site abuts a high-tension hydro transmission corridor an Electromagnetic Field Management Plan will be reviewed by staff to determine appropriate measures, if any, needed to mitigate the effects of EMF.

### **Section 37**

The Official Plan contains policies pertaining to the provision of public benefits should Council grant increased height and density for new development, pursuant to Section 37 of the Planning Act. Community Planning staff will discuss with the applicant and the local councillor how these policies will be applied and identify possible community benefits.

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

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved

stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS will apply to the whole development. TGS Checklists have been submitted by the applicant and are currently under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

Brian Gallagher, Senior Planner

Tel. No. (416) 394-8230

Fax No. (416) 394-6063

E-mail: bgallau@toronto.ca

## **SIGNATURE**

---

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

## **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan

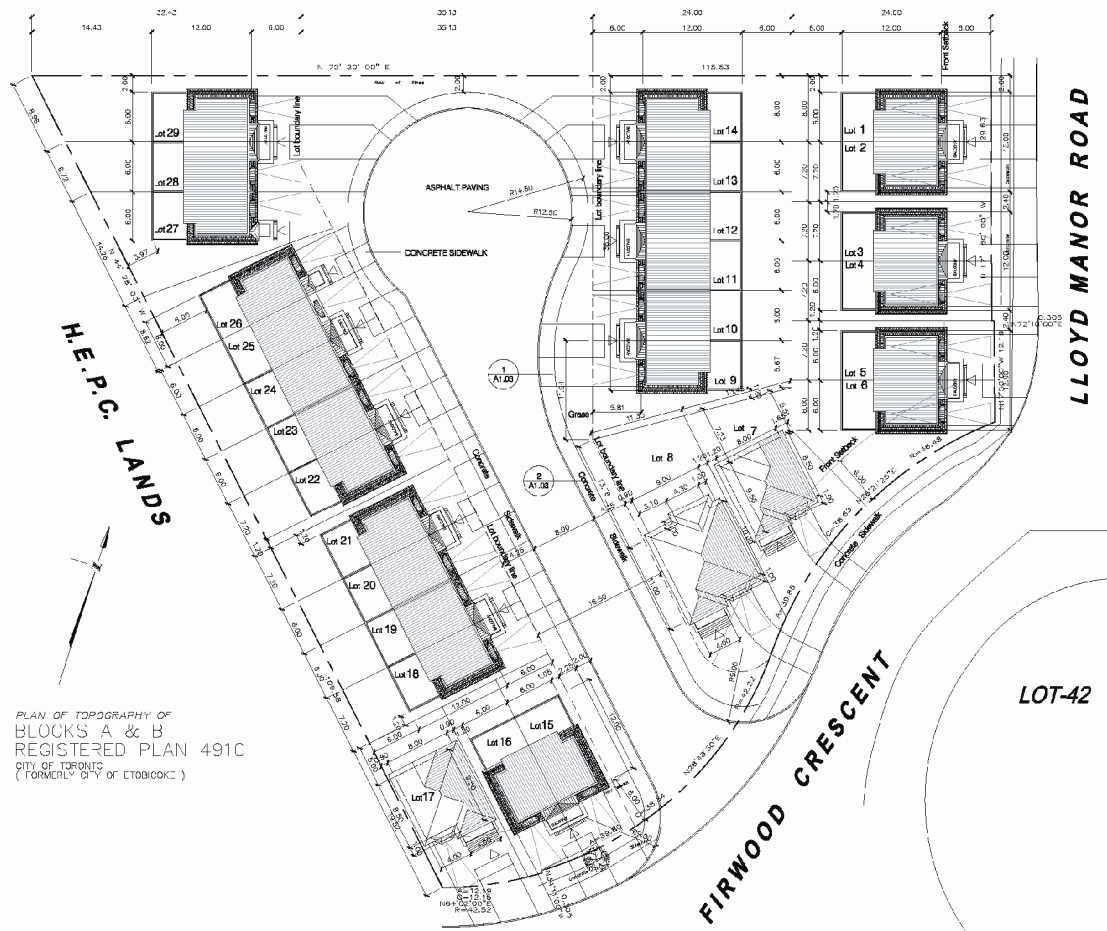
Attachment 2: Elevations (A – Detached, B – Semi-detached, C- Townhouse Block)

Attachment 3: Zoning

Attachment 4: Official Plan Designations

Attachment 5: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

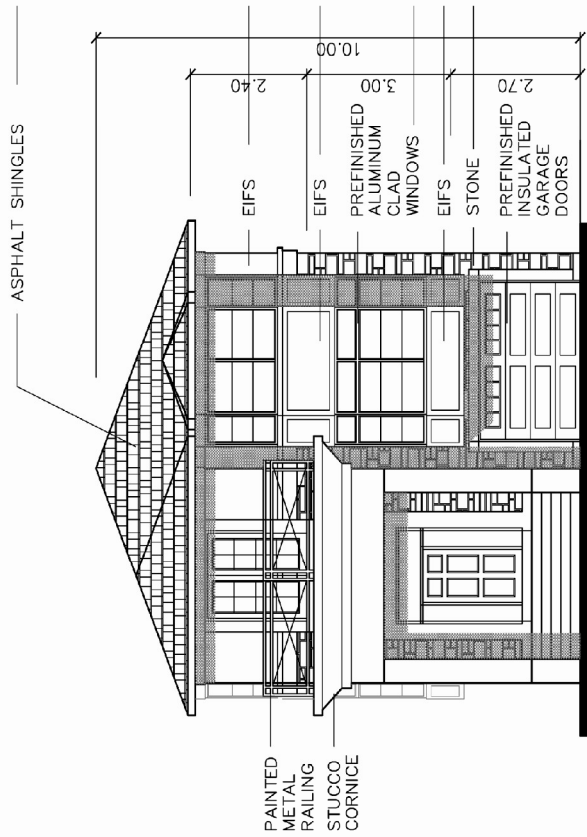
Not to Scale  
05/20/2010



50 Firwood Crescent

File # 10\_156835

## Attachment 2A: Elevation – Typical Detached House



Typical Detached Unit Front Elevation

### Elevations

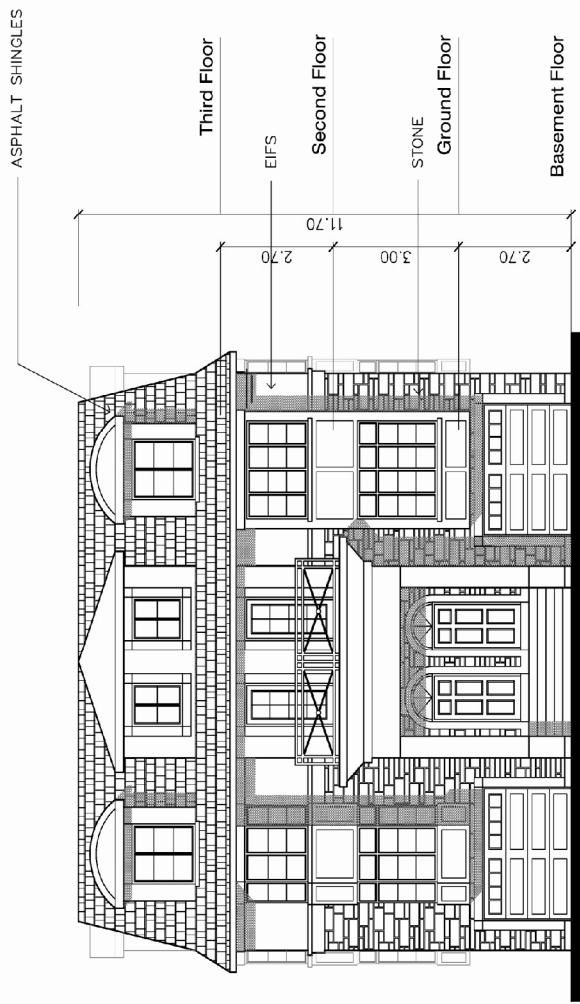
Applicant's Submitted Drawing

Not to Scale  
05/22/2010

50 Firwood Cres

File # 10\_156835

# Attachment 2B: Elevation – Typical Semi-detached House

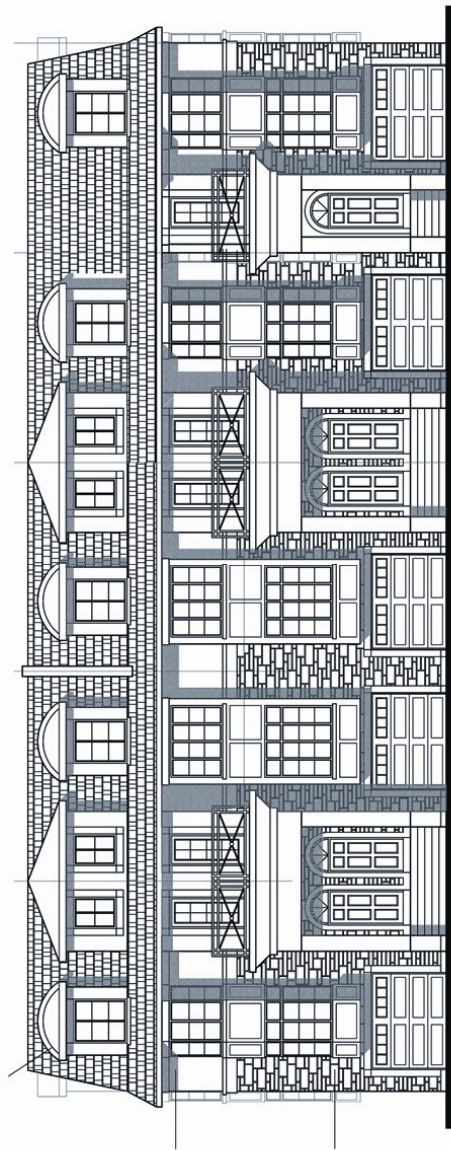


Typical Semi Detached Front Elevation

**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
05/22/2010

**50 Firwood Cres**  
File # 10\_156835

**Attachment 2C: Elevation –  
Typical Townhouse Block**



Typical Townhouse Front Elevation

**Elevations**

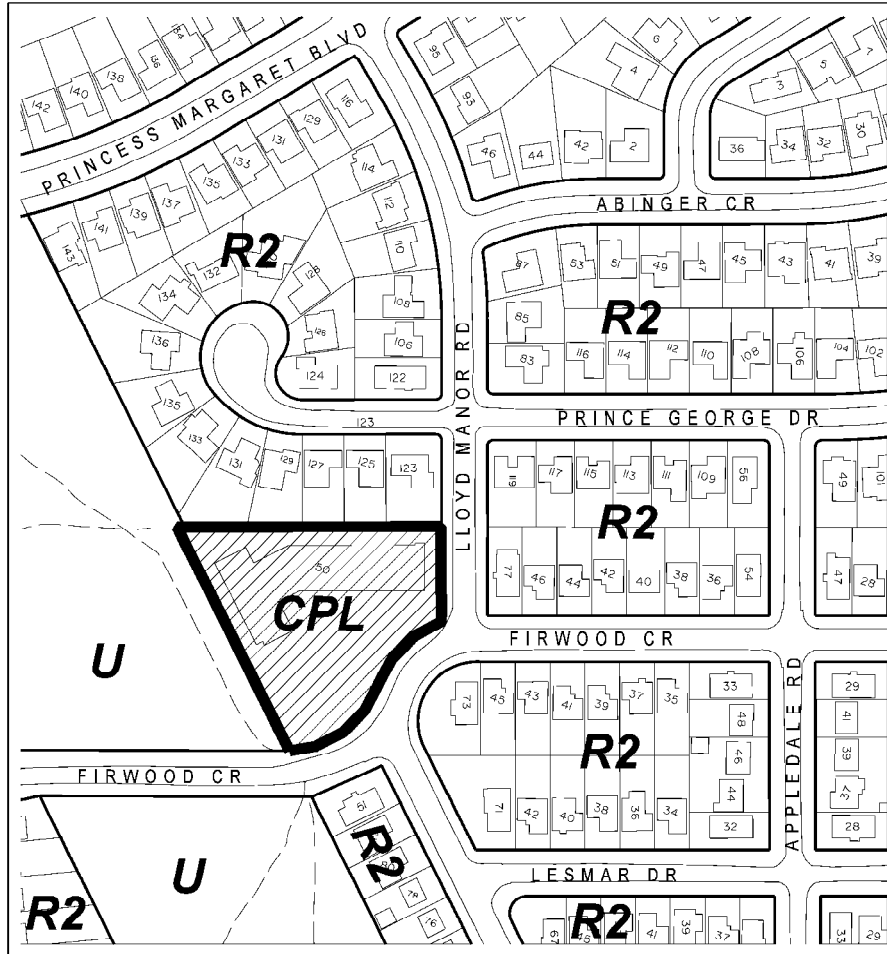
Applicant's Submitted Drawing

Not to Scale  
05/20/2010

**50 Firwood Cres**

File # 10\_156835

### Attachment 3: Zoning



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

R2 Residential Second Density  
CPL Commercial Planned Local  
U Utilities

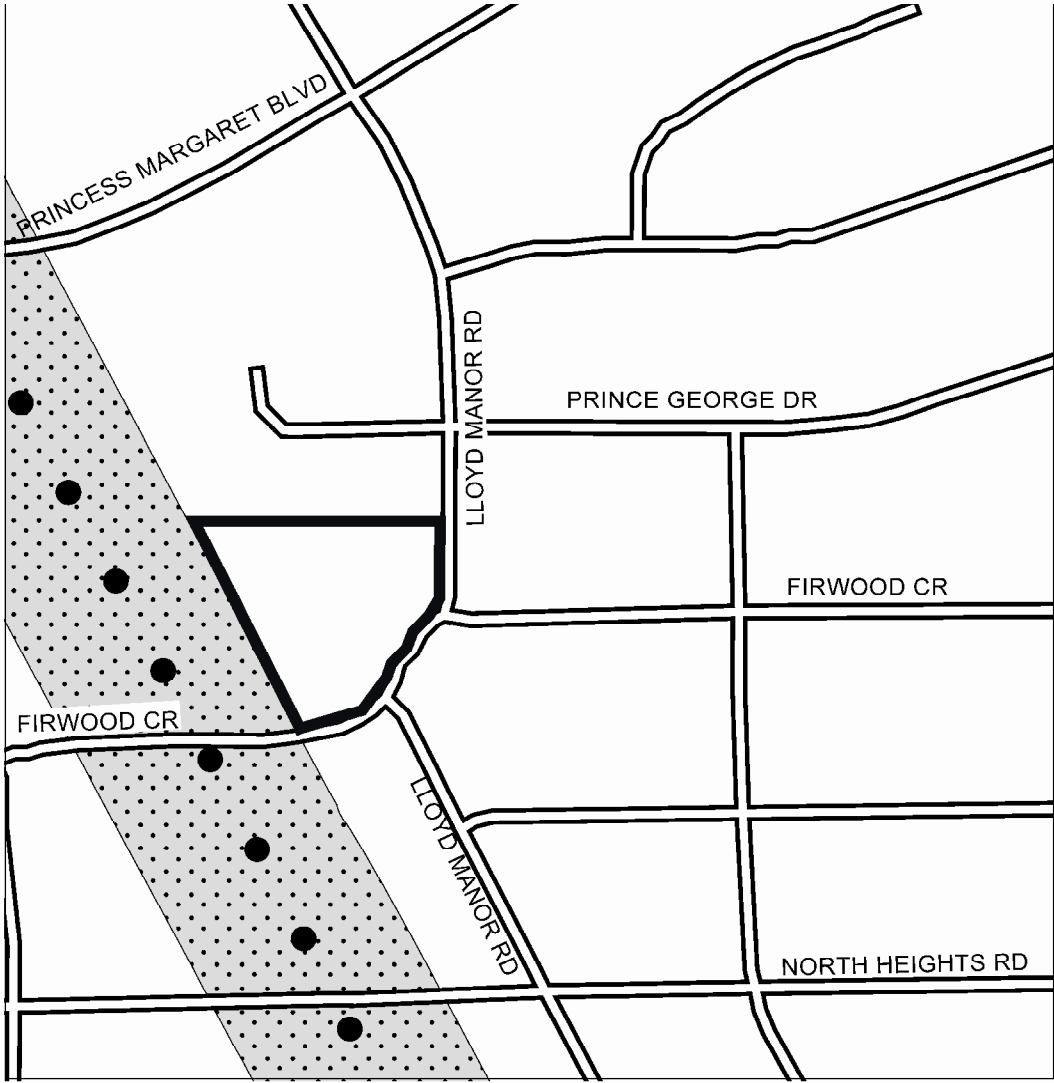
**50 Firwood Crescent**

File # 10\_156835



Not to Scale  
Zoning By-law 7625 as amended  
Extracted 05/18/2010/JM




Attachment 4: Official Plan Designations



 **Toronto** City Planning  
Official Plan

50 Firwood Crescent

File # 10\_156835

-  Site Location
-  Neighbourhoods
-  Utility Corridors

  
Not to Scale  
05/20/2010

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	10 156835 WET 03 OZ
Details	Rezoning, Standard	Application Date:	April 21, 2010

Municipal Address:	50 FIRWOOD CRES
Location Description:	PLAN 4910 PT BLKS A & B **GRID W0303
Project Description:	Proposed residential development consisting of 18 townhouse units, 8 semi-detached dwellings (4 pairs) and three detached dwellings.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
EGF AND ASSOCIATES			CRESTGLEN INVESTMENTS LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	CPL	Historical Status:	None
Height Limit (m):		Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	5328	Height:	Storeys:	3.5
Frontage (m):	130.94		Metres:	11.7
Depth (m):	Irregular			
Total Ground Floor Area (sq. m):	2121			<b>Total</b>
Total Residential GFA (sq. m):	6642		Parking Spaces:	58
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	6642			
Lot Coverage Ratio (%):	39.8			
Floor Space Index:	1.24			

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	29
Total Units:	29

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	6642		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Brian Gallaughier, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 394-8230</b>