

## 315-325 Dalesford Road – City-Initiated Zoning Amendment to Site Specific By-law 862-2007 – Final Report

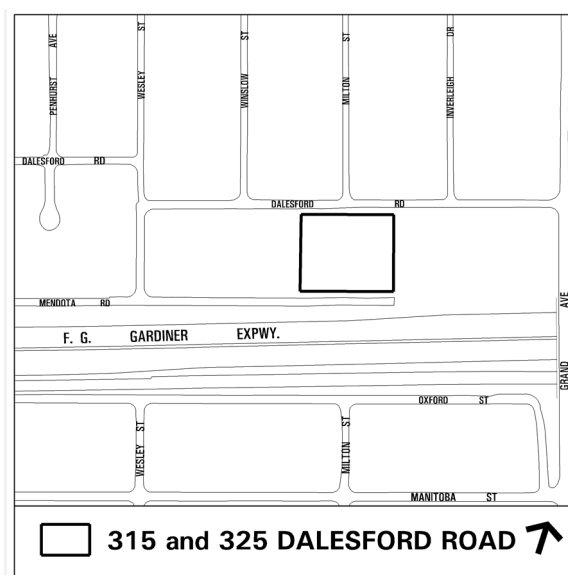
<b>Date:</b>	June 3, 2010
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	10 166017 WET 05 OZ

### 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 the property formerly known as 315-325 Dalesford Road. This amendment responds to Community 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 brings forth an amendment to Site Specific By-law 862-2007 as requested by Community Council and clarifies the process through which owners must proceed if they wish to widen driveway widths in the future.



## **RECOMMENDATIONS**

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**In the event that City Council decides to amend the former City of Etobicoke Zoning Code as amended by By-law 862-2007, to permit modified driveway widths, City Council may:**

1. Amend former City of Etobicoke Zoning Code as amended by Site-Specific By-law 862-2007, for the lands formerly known as 315-325 Dalesford Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 4.
2. 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.

## **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 eight 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.

## **ISSUE BACKGROUND**

### **Proposal**

This is a City-initiated by-law 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, 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**

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

## **Community Consultation**

An on-site Community Consultation Meeting was held on May 10, 2010 in order to provide residents and property owners with an opportunity to review and comment on the proposal. Approximately five area residents attended, including the area Councillor.

The proposed zoning change was discussed and no issues were raised. Some of the residents requested clarification on the process required to initiate the work to widen the driveway widths.

## **Agency Circulation**

Community Planning staff have consulted with staff from Toronto Building, Transportation Services and Forestry Services on the requested amendment. Responses received have been used to assist in clarifying the process that area residents must go through to widen their driveway width, should they choose to.

## **COMMENTS**

As requested by the Etobicoke York Community Council, the attached draft by-law proposes 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 for blocks one, two, three and four of the subject development (Attachment 1). In order to ensure that the existing landscaped areas along the frontage of each lot are not further reduced, the widening of the driveways shall not encroach into the existing soft landscape areas.

In accordance with Council’s direction, section 3 (m) Front Yard Requirements of the site specific by-law will be deleted and replaced with the following:

“For those townhouse units with garages accessed from the front of the lot, the driveway widths to each townhouse unit shall not exceed a width of 4.0 metres measured at the curb line, for driveways leading up to (1) townhouse unit and not exceed a width of 8.0 metres measured at the curb line, for driveways leading up to (2) townhouse units. For all townhouse units, the driveways 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 5.0 metres.”

Should the draft amendment be approved, property owners wishing to widen their driveways will be required to apply to the Right-of-Way Management Unit of the Transportation Services Division for Excavation and Curb Cut permits. Each application will be subject to the applicable fees. The work must be completed by the City at the owner’s expense.

## **CONTACT**

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## **SIGNATURE**

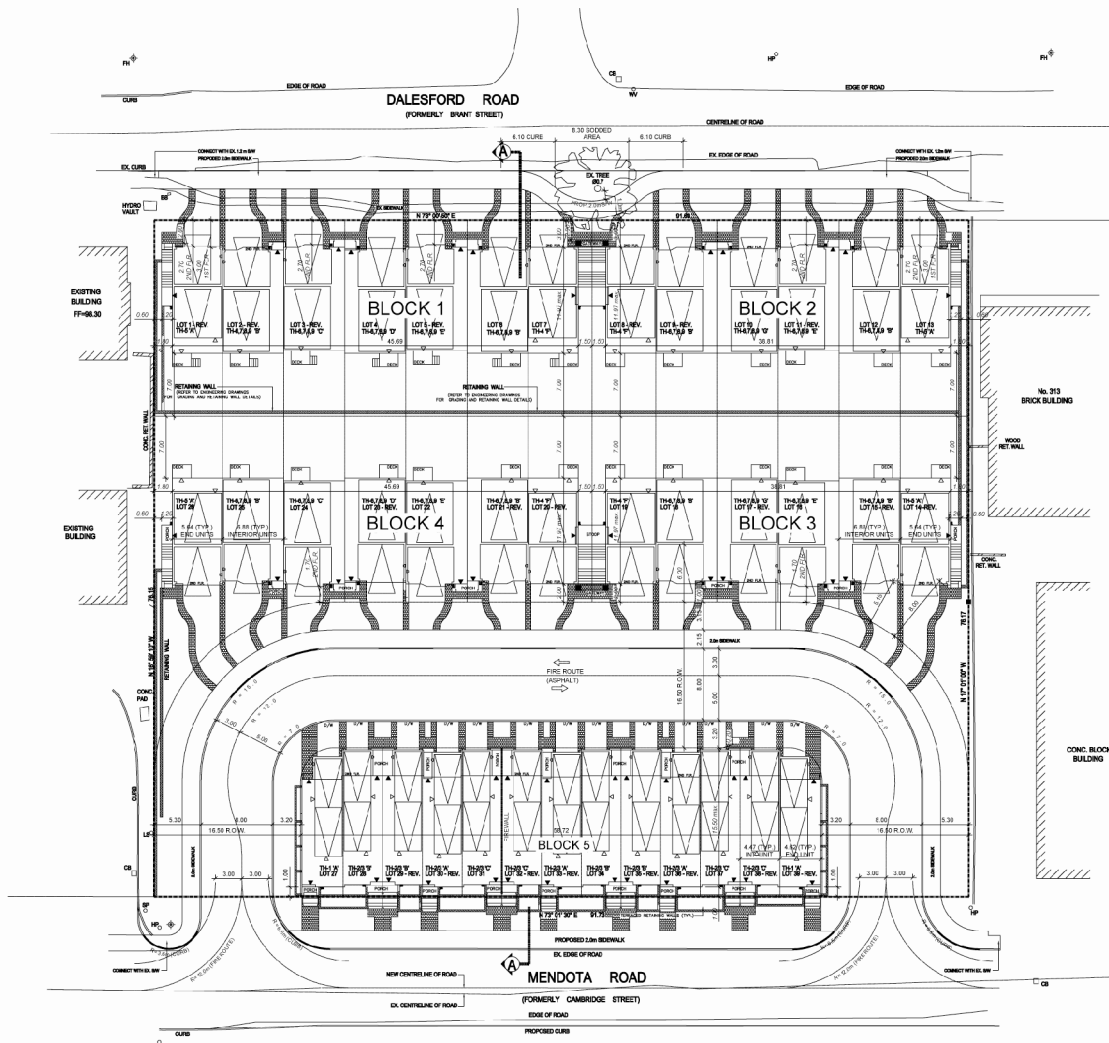
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Typical Condition (Picture)  
Attachment 3: Zoning  
Attachment 4: Draft By-law

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

Not to Scale  
04/23/07



315-325 Dalesford Road

File # 06\_127508

## Attachment 2: Typical Condition (Picture)



Site Picture ( Area of the Proposed Widening )

315 to 325 Dalesford Road

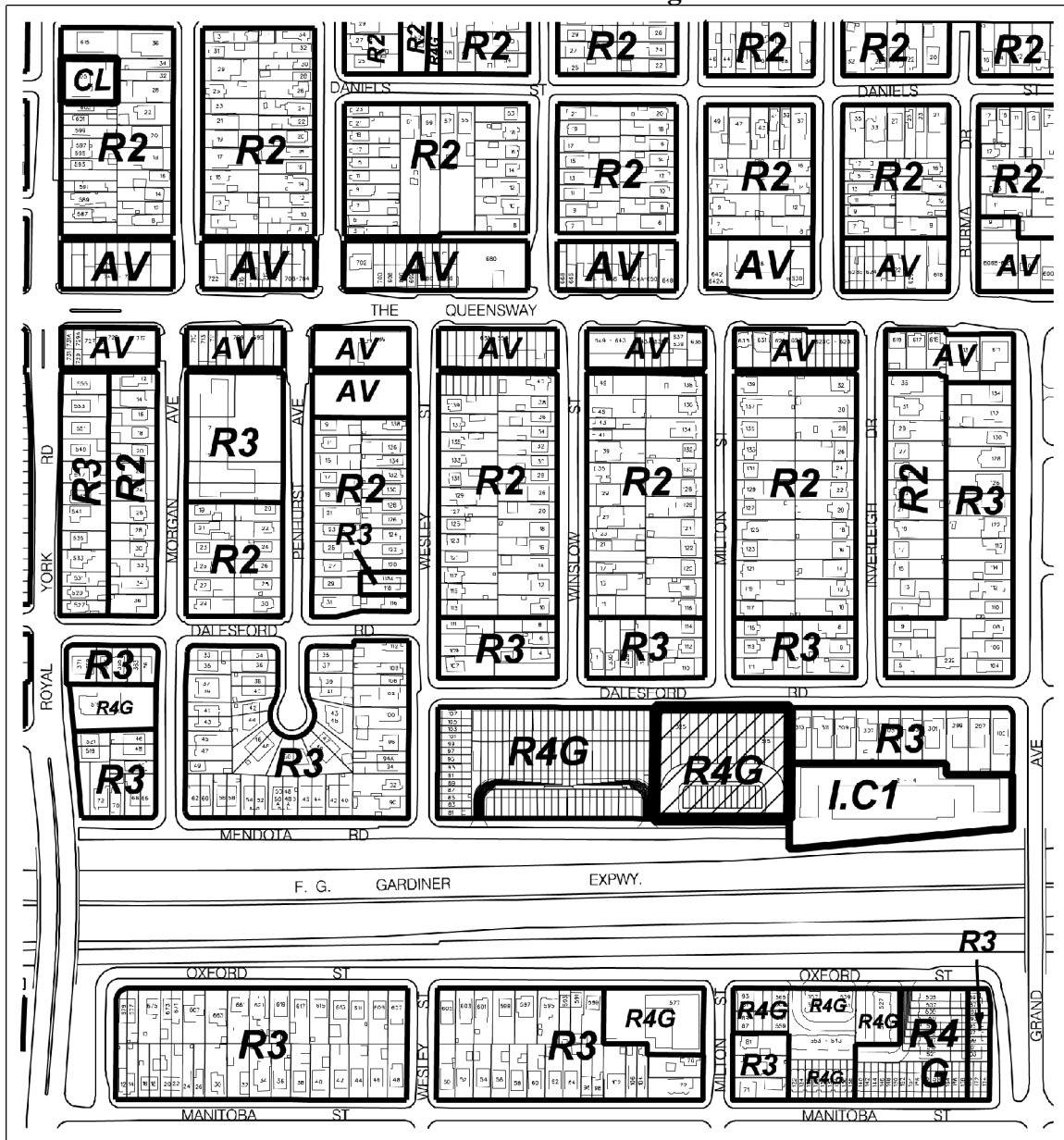
Applicant's Submitted Drawing

Not to Scale  
06/01/10



File # 10\_166017

### Attachment 3: Zoning



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

315 and 325 Dalesford Road

File # 10\_166017

Former Etobicoke

R2 Residential Second Density  
R3 Residential Third Density  
R4G Residential Fourth Density Group  
I.C1 Industrial Class 1  
CL Commercial Limited  
AV Limited Commercial - Avenues



Not to Scale  
Zoning By-law 11,737 as amended



#### **Attachment 4: Draft By-law**

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 the Etobicoke Zoning Code, as amended by By-law No. 862-2007,  
With respect to the lands municipally known formerly as,  
315-325 Dalesford 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 the matters set out herein are in conformity with the Official Plan as adopted by the Council of the City of Toronto;

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. Section 3(m) Front Yards Requirements of site specific By-law 862-2007 is deleted and substituted with the following:

For those townhouse units with garages accessed from the front of the lot, the driveway widths to each townhouse unit shall not exceed a width of 4.0 metres measured at the curb line, for driveways leading up to (1) townhouse unit and not exceed a width of 8.0 metres measured at the curb line, for driveways leading up to (2) townhouse units. For all townhouse units, the driveways 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 5.0 metres.

2. Where the provisions of this by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.
3. Chapter 324, Site Specific, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws.

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

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)