

40 Burnhamill Place – Zoning Amendment and Draft Plan of Subdivision Applications - Preliminary Report

Date:	July 28, 2010
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 3 – Etobicoke Centre
Reference Number:	10 213269 WET 03 OZ and 10 213282 WET 03 SB

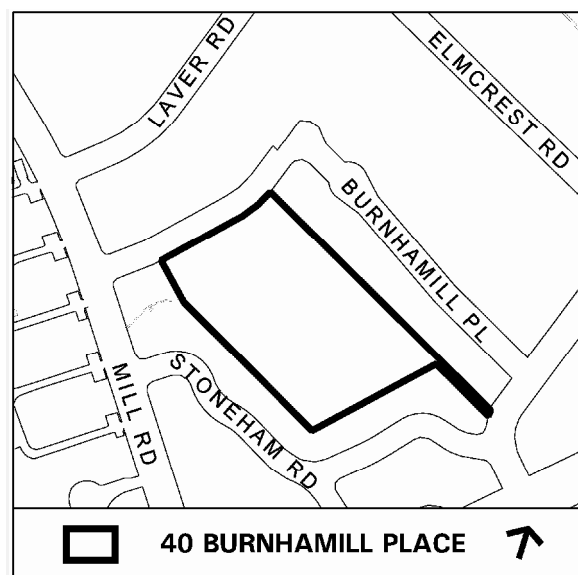
SUMMARY

These applications were made on July 6, 2010 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

These applications propose the construction of 24 single detached dwellings and a new 0.198 hectare park on a new public road at 40 Burnhamill Place. An application for draft plan of subdivision has been submitted to provide for the creation of the residential lots, the park block and the public road (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.

This application has been circulated for comments to relevant divisions and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A Final Report and a Public Meeting under the Planning Act to consider the application is targeted for the first quarter of 2011, provided all required information is submitted 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 40 Burnhamill Place 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

Meetings were held with the proponent to discuss the development proposal, its design and layout, as well as the proposed land uses and their conformity to the Official Plan. A further pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

This site is a former Toronto Catholic District School Board property that was declared surplus to its needs pursuant to Ontario Regulation 444/98 in the first quarter of 2009. It was acquired by the current owner in June 2010.

The applicant proposes to amend the former City of Etobicoke Zoning Code to permit 24 single-detached dwellings fronting on a new public street (cul-de-sac) that will run perpendicular to Burnamill Place. Residential lot frontages are proposed to be 13.5 metres, and lot depths are proposed to range between approximately 36 metres and 53 metres. The applicant also proposes to provide approximately 0.198 hectares of land for the extension of Burnamill Park (Attachment 1).

The applicant has not yet submitted detailed floor plans and elevations in support of the proposal and therefore staff can not comment any further on detailed site statistics, such as building height and gross floor area. It is anticipated that this information will be submitted and available for the Community Consultation Meeting.

Site and Surrounding Area

The approximately 19,970 square metre site is rectangular in configuration and relatively flat, with a frontage of approximately 107 metres and a depth of approximately 180 metres. A pedestrian walkway extends from the southeast corner of the site to Old Burnhamthorpe Road. The site is located north of Burnhamthorpe Road and east of Mill Road with frontage on Burnhamill Place. (Attachment 4)

The surrounding land uses are as follows:

North: low scale residential community predominantly consisting of detached residential dwellings and Burnhamill Place.

South: low scale residential community predominantly consisting of townhouse dwellings and Burnhamthorpe Road. To the southwest, there are three multi-unit apartment buildings ranging from 13 to 19-storeys, one east and two west of Mill Road.

West: low scale residential community predominantly consisting of townhouse dwellings, Burnhamill Park, Mill Road and the Etobicoke Creek.

East: low scale residential community predominantly consisting of detached residential dwellings and Elmcrest Park.

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 site is designated *Neighbourhoods* in the Toronto Official Plan.

Neighbourhoods are physically stable areas providing for a variety of lower scale residential uses including detached houses, semi-detached houses, duplexes, triplexes and

townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. The Official Plan sets out development criteria policies for *Neighbourhoods* to ensure that physical change to established neighbourhoods be sensitive, gradual and generally “fit” the existing character of the neighbourhood.

Neighbourhoods Policy 4.1.5 requires that new development in established neighbourhoods respect and reinforce the existing physical character of the neighbourhood. Among other criteria, new development shall have particular regard to:

- patterns of streets, blocks and lanes;
- size and configuration of lots;
- heights, massing, scale and dwelling type of nearby residential properties;
- prevailing building type;
- setbacks of buildings from the street(s); and
- prevailing patterns of rear and side yard setbacks and landscape open space.

Zoning

The site is currently zoned A.8 (Agricultural). (Attachment 3)

Site Plan Control

The proposed development is not subject to Site Plan Control.

Tree Preservation

There is one tree on the property and 12 trees in the immediate vicinity surrounding the property that were surveyed as part of this application (Attachment 1). No trees are proposed to be removed or replaced. The consultant recommends the erection of appropriate hoarding around two of the trees surveyed. The applicant has submitted an Arborist Report with the application that is currently being reviewed by staff.

Reasons for the Application

The applicant has applied for a zone change as the residential uses, as proposed, are not permitted in the A.8 zone.

An application for Draft Plan of Subdivision has also been submitted, as a new public street and public park are being created.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Concept Site and Landscape Plan
- Draft Plan of Subdivision
- Functional Servicing and Stormwater Management Report
- Tree Preservation Plan

- Toronto Green Standard Checklist

A Notification of Incomplete Application issued on July 13, 2010 identified the outstanding material required for a complete application submission as follows:

- Cover Letter/ Planning Rationale;
- Site Plan;
- Elevations and Sections;
- Floor Plans;
- Information required as per Schedule 1 of the applicable regulation;
- Grading, Surface Water and Stormwater Management Plan;
- Servicing Plan;
- Functional Servicing Report; and
- Archaeological Assessment.

The Functional Servicing and Stormwater Management Report was submitted on July 14, 2010.

City staff will continue reviewing the application for completeness.

Issues to be Resolved

The applicant proposes to redevelop a lot located within a *Neighbourhoods* designation. Issues to be addressed and evaluated with this application include but are not limited to:

- a) the appropriateness of the proposed development in relation to the current policies of the Official Plan, particularly in the context of the location of the site in a *Neighbourhoods* designation;
- b) the appropriateness of the applicant's proposal in terms of building type, height, massing, scale, setbacks and amenity space, transition to and physical and visual impact on surrounding properties, as well as light, privacy, sunlight penetration, and shadow;
- c) the design and integration of the public and private realm, in particular the relationship of the development to Burnhamill Place and the proposed new street;
- d) assessment of the water and sewer capacity to support the proposed development;
- e) evaluation of issues related to stormwater run-off, emergency access and street dimensions as related to Development Infrastructure Policy Standards and other relevant infrastructure requirements;
- f) assessment of traffic and transportation impacts;
- g) the design and integration of the proposed extension to the existing Burnhamill Park; and

- h) the ultimate disposition of the walkway connecting the site to Old Burnhamthorpe Road.

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 Checklist has been submitted by the applicant and is 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

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Concept Site and Landscape Plan
Attachment 2: Plan of Subdivision
Attachment 3: Zoning
Attachment 4: Aerial Photo of Site and Surrounding Area
Attachment 5: Application Data Sheet

Attachment 1: Concept Site and Landscape Plan



Landscaped Plan

Applicant's Submitted Drawing

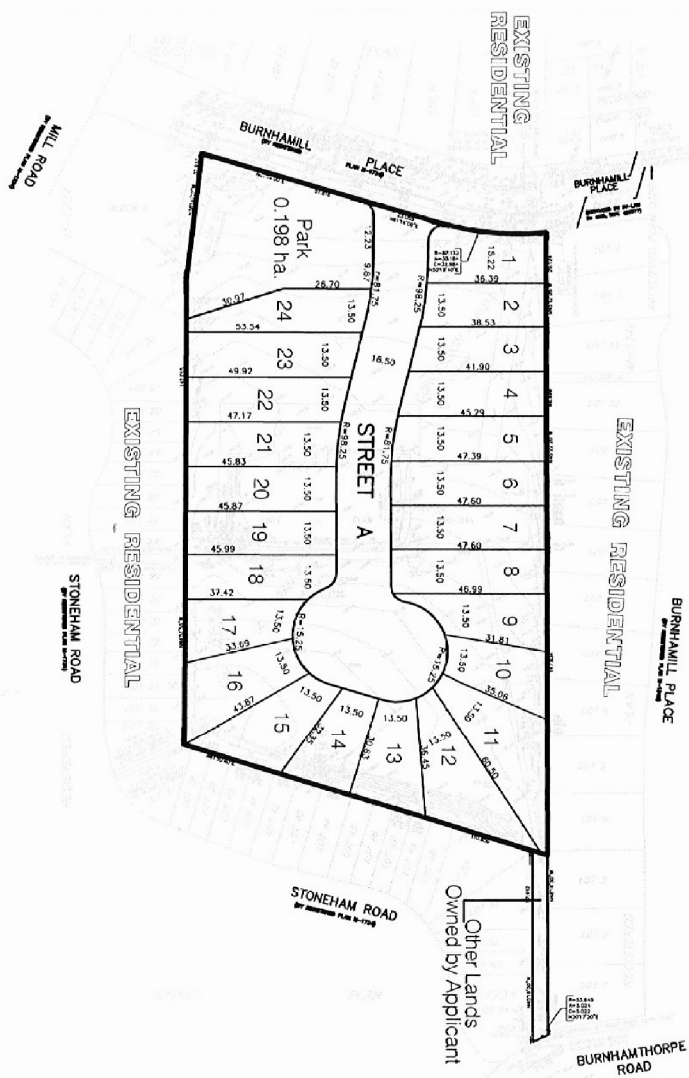
Not to Scale
07/14/2010



40 Burnhamill Place

File # 10_213269

Attachment 2: Plan of Subdivision



Plan of Subdivision

Applicant's Submitted Drawing

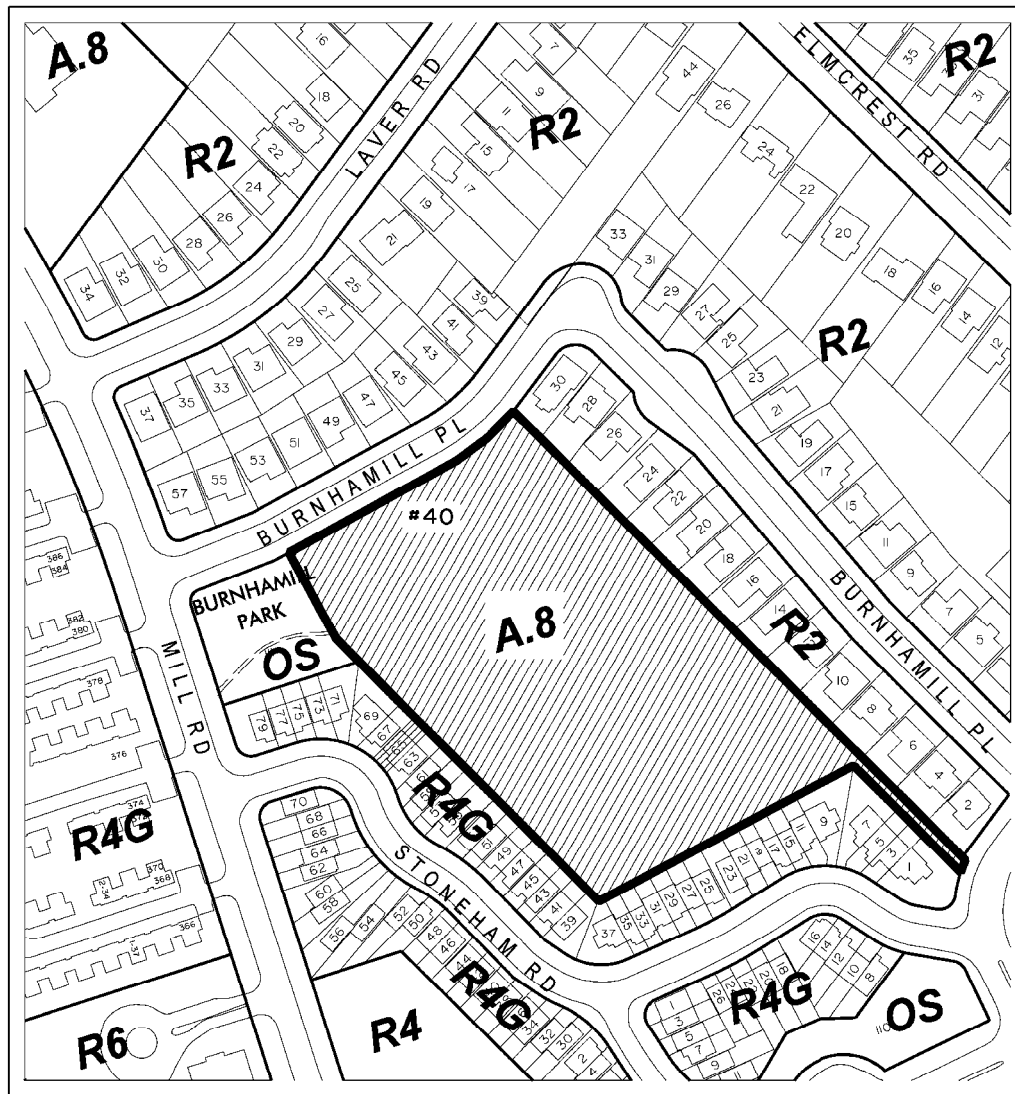
Not to Scale
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40 Burnhamill Place

File # 10_213269

Attachment 3: Zoning



Toronto City Planning
Zoning

40 Burnhamill Place
File # 10_213269

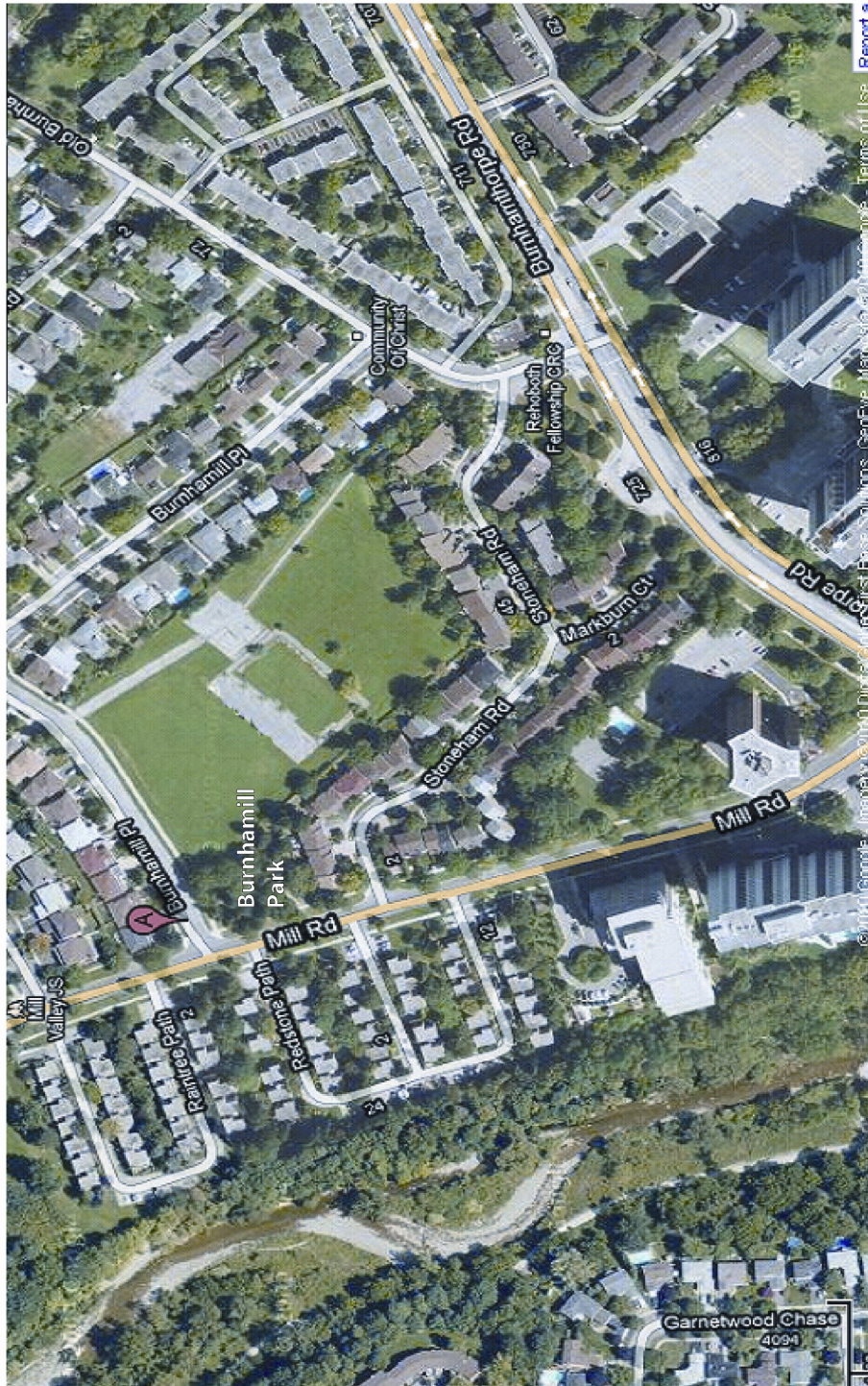
R2 Residential Second Density
R4 Residential Fourth Density
R6 Residential Sixth Density

R4G Residential Fourth Density Group
OS Public Open Space
A Agricultural



Not to Scale
Zoning By-law 7625 as amended
Extracted 07/13/2010. JM

Attachment 4: Aerial Photo of Site and Surrounding Area



Aerial Picture

40 Burnhamill Place

Not to Scale
07/19/10

File # 10_213269

Attachment 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	10 213269 WET 03 OZ
Details	Rezoning, Standard	Application Date:	July 6, 2010

Municipal Address:	40 BURNHAMILL PL
Location Description:	PLAN M1734 BLKS B C & D **GRID W0304
Project Description:	Proposed rezoning to permit development of 24 single family detached dwellings.

Applicant:	Agent:	Architect:	Owner:
LONDONBERRY DEVELOPMENT INC			LONDONBERRY DEVELOPMENT INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	A.8 Second Density Residential (R2) and Public Open Space (OS)
Zoning:	A.8	Historical Status:	No
Height Limit (m):		Site Plan Control Area:	No

PROJECT INFORMATION

Site Area (sq. m):	19970	Height:	Storeys:	N/A
Frontage (m):	107		Metres:	N/A
Depth (m):	180			
Total Ground Floor Area (sq. m):	N/A			Total
Total Residential GFA (sq. m):	N/A		Parking Spaces:	96
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	N/A			
Lot Coverage Ratio (%):	N/A			
Floor Space Index:	N/A			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	N/A	N/A
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	24	Institutional/Other GFA (sq. m):	0	0
Total Units:	24			

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