

**24 Massie Street – Rezoning and Draft Plan of Subdivision Applications – Preliminary Report**

<b>Date:</b>	July 26, 2010
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 42 – Scarborough-Rouge River
<b>Reference Number:</b>	10 192846 ESC 42 OZ & 10 192867 ESC 42 SB

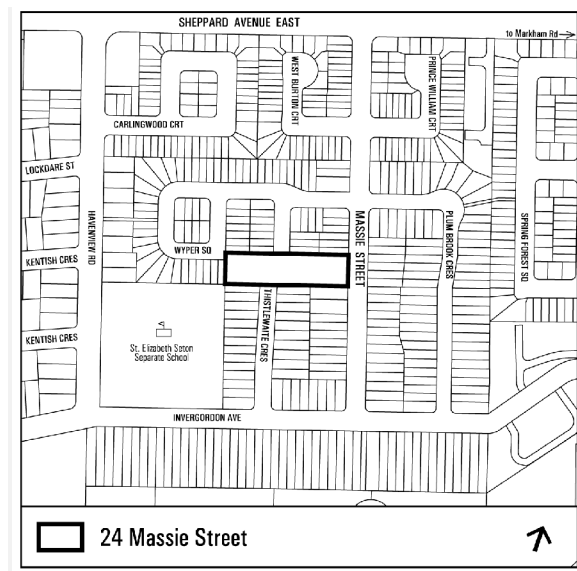
**SUMMARY**

This application was made 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 to permit 4 detached and 12 semi-detached residential units as shown on the draft plan of subdivision, at 24 Massie Street.

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.

The application should proceed through the planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.



## **RECOMMENDATIONS**

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

1. Staff be directed to schedule a community consultation meeting for the lands at 24 Massie Street, 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**

### **Decision History (abutting property)**

On May 25, 2006, Council approved a rezoning and subdivision application on the abutting lands to the north at 30 Massie Street. This project contained a total of 77 two and three-storey, detached residential units along with a new public road. The project has been constructed and is occupied. The related staff report can be found at <http://www.toronto.ca/legdocs/2006/agendas/committees/sc/sc060509/it027.pdf>

### **Proposal**

On June 9, 2010 Murray Evans, on behalf of Centreville Development (Massie) Corp. submitted an application to permit a residential development located at 24 Massie Street. The applicant proposes to amend the zoning by-law and obtain draft subdivision approval for 4 detached and 12 semi-detached dwelling units. (See Attachment No. 1: Site Plan).

The draft plan of subdivision application for this 0.4 hectare (1.0 acre) site proposes the creation of 10 lots for detached and semi-detached residential dwellings and an extension/connection of a 16.5-metre road allowance (Thistlewaite Cres.). This plan of subdivision will connect the two sections of Thistlewaite Crescent to create a continuous street from Wyper Square to Invergordon Avenue.

The applicant has submitted a rezoning application to amend the existing zoning of the lands (Attachment No. 4) to permit the proposed lots within the draft plan of subdivision and 3 lots fronting Massie Street. The proposed lot frontages on the extension of

Thistlewaite Crescent and Massie Street range from 7.5 metres (24.6 feet) to 12.34 metres (40.5 feet). A single detached unit is also proposed to front onto Wyper Square with a frontage of 7.5 metres (24.6 feet). The proposed depths of these lots range from 22.3 metres (73.1 feet) to 46.5 metres (152.6 feet). The proposed three-storey dwellings units will have integral garages and will range in size from 135 square metres (1,462 square feet) to 186 square metres (2,006 square feet). If approved, subsequent consent applications will be submitted to sever the 6 lots intended for the semi-detached units to allow for the 12 semi-detached units to be freehold.

### **Site and Surrounding Area**

The site is approximately 4,055 square metres (1 acre) in size with 32 metres (105 ft.) of frontage on Massie Street. The site is generally flat and rectangular in shape. Presently, there is a detached residential dwelling on the lands and a number of mature trees throughout the site.

East: detached residential uses, zoned as Two Family Residential (T)  
West: detached residential uses, zoned as Single Family Residential (S)  
North: 2 and 3-storey detached residential uses, zoned as Single Family Residential (S)  
South: 2-storey detached and linked residential uses, zoned as Two Family Residential (T)  
Southwest: St. Elizabeth Seton Catholic School zoned as School Zone (SC)

### **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 as Neighbourhoods in the Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached and semi-detached houses, duplexes, triplexes, townhouses and interspersed walk-up apartments. Parks, local institutions, home occupations, cultural

and recreational facilities and small-scale retail, service and office uses are also provided for.

Policy 4.1.5 states that development in established Neighbourhoods will respect and reinforce the physical patterns and character of the neighbourhood, with particular regard to: patterns of streets; size and configuration of lots; heights, massing, scale and dwelling type of nearby residential properties; prevailing building types; and prevailing patterns of rear and side yard setbacks and landscaped open space.

Zoning by-laws will contain numerical site standards for matters such as building height, lot depths and frontages, building setbacks from lot lines and any other performance standards to ensure that new development will be compatible with the physical character of established residential neighbourhoods.

## **Zoning**

The Malvern West Community Zoning By-law No. 12181, governs the land use and performance standards on the subject lands. The subject lands are zoned Single-Family Residential (S) Zone. Permitted uses in the Single-Family Residential Zone include correctional group homes, group homes, and single family dwellings. The subject lands need to be rezoned to permit the proposed development.

## **Site Plan Control**

The subject lands are not subject to site plan control. Appropriate development standards, road configuration and building siting will be determined through the rezoning process.

## **Tree Preservation**

The lands are subject to the City's Tree Preservation By-law. The applicant has submitted an arborist report which includes a tree preservation plan that is currently being reviewed by Forestry Services staff.

## **Heritage Preservation**

The applicant has retained an archaeologist to carry out an assessment of the lands. An Archaeological Report has been submitted and has been circulated to Heritage Preservation Services staff for their review.

## **Reasons for the Applications**

A draft plan of subdivision is required to create the lots and municipal road. A zoning amendment is required to permit semi-detached residential units with appropriate performance standards to regulate matters including setbacks, coverage, lot sizes and height.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application: Arborist Report, Geotechnical Report, Archaeological Report, Functional Servicing and Stormwater Report.

A Notification of Complete Application was issued on June 25, 2010.

### **Existing Zoning**

The subject lands are zoned Single-Family Residential (S). A new set of performance standards will be required in order to implement the proposed subdivision and an amendment would be required to permit semi-detached residential units on the lands currently zoned Single-Family Residential (S). The applicant has submitted house siting plans to demonstrate how appropriately sized dwellings could be sited on the proposed lots.

### **Issues to be Resolved**

The following planning issues have been identified by staff and will require further investigation:

#### **Neighbourhood Compatibility**

The site is located on an unusually deep lot containing a single residential building. The lands to the west, north and northeast of the site have previously been developed with predominantly single-detached residential homes along with a smaller number of semi-detached homes.

Any new development must respect the existing neighbourhood character. The proposed lots and dwellings must be compatible and integrate well with the existing detached dwellings along Massie Street and Thistlewaite Crescent. Staff will conduct a detailed review of the proposed lots to ensure that the requested lot sizes, coverage, setbacks and configurations are compatible with the existing lots within the immediate community.

#### **Height and Built Form**

The applicant is proposing detached and semi-detached two and three-storey residential buildings. The appropriateness of the proposed three-storey units will need to be reviewed to ensure appropriate fit.

#### **Storm Water Management / Site Servicing**

The development will be reviewed to ensure that appropriate storm water management and site servicing can be provided for the subdivision. The applicant has submitted a servicing report which is being reviewed by staff.

#### **Trees**

A tree survey/arborist report and tree preservation plan has been submitted in support of these applications and is currently being reviewed by staff.

### **Heritage Preservation/Archaeology**

A Stage 1-2 Archaeological Assessment was filed as a part of the application. The report indicates that the artifact yields on the subject lands are considered low and further work would not be meaningful. Furthermore, the report recommends that the site should be considered free of archaeological concerns. Heritage Preservation Services has been circulated the report for review and comment.

### **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 storm water 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**

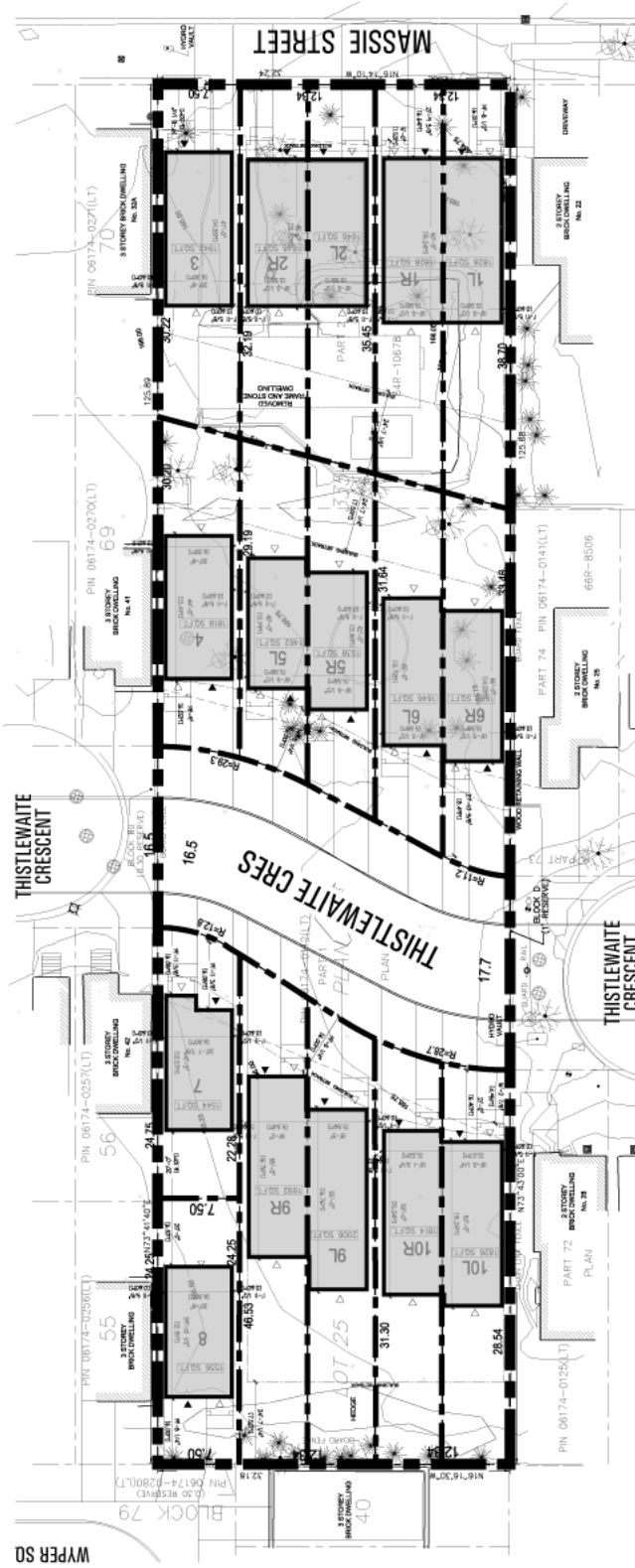
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Allen Appleby, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

Attachment 1: Site Plan/Subdivision Plan  
Attachment 2: Elevations (as provided by applicant)  
Attachment 3: Elevations (as provided by applicant)  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



24 Massie Street

Site Plan

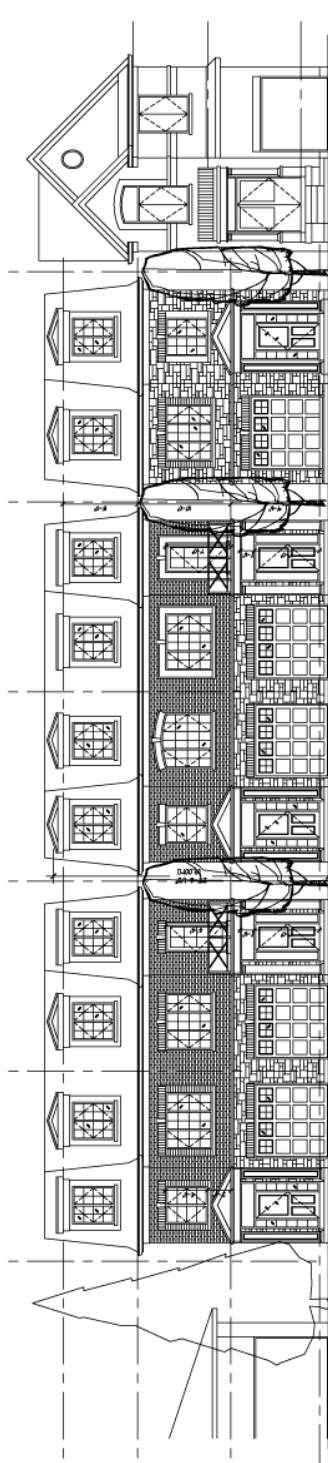
Applicant's Submitted Drawing



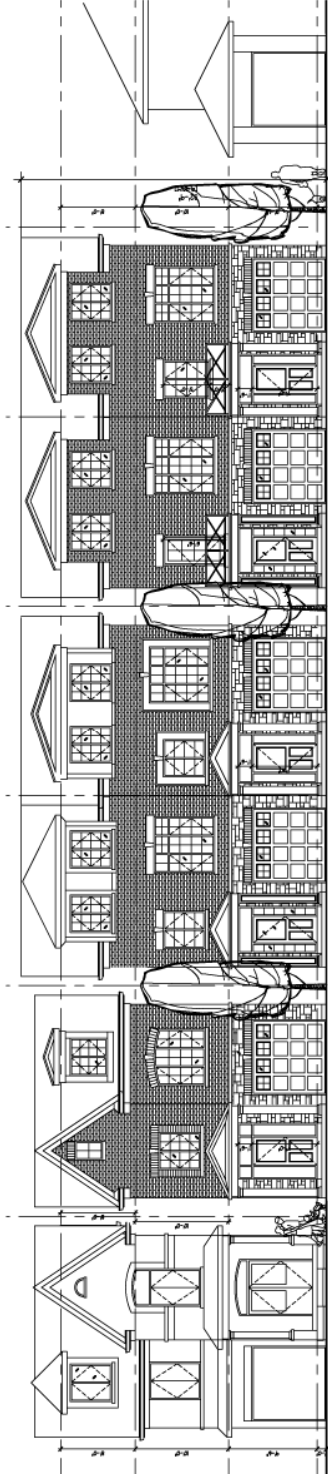
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File # 10-192846 OZ

**Attachment 2: Elevations**



**West Elevation - Massie Street**



**East Elevation - Thistlewaite Crescent**

**Elevations**

Applicant's Submitted Drawing

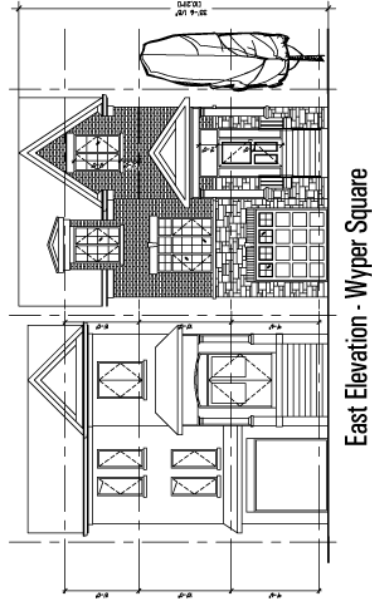
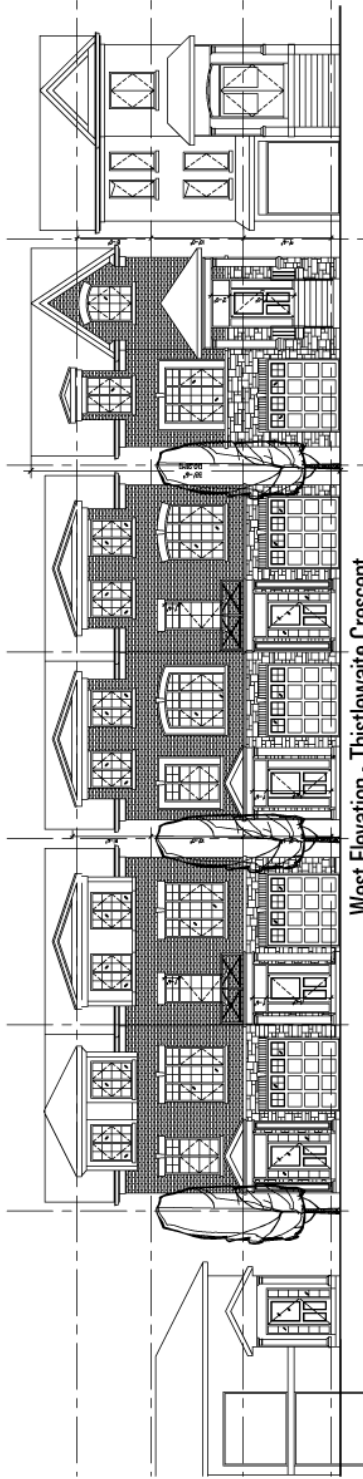
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**24 Massie Street**

File # 10-1 92846 0Z



Attachment 3: Elevations



24 Massie Street

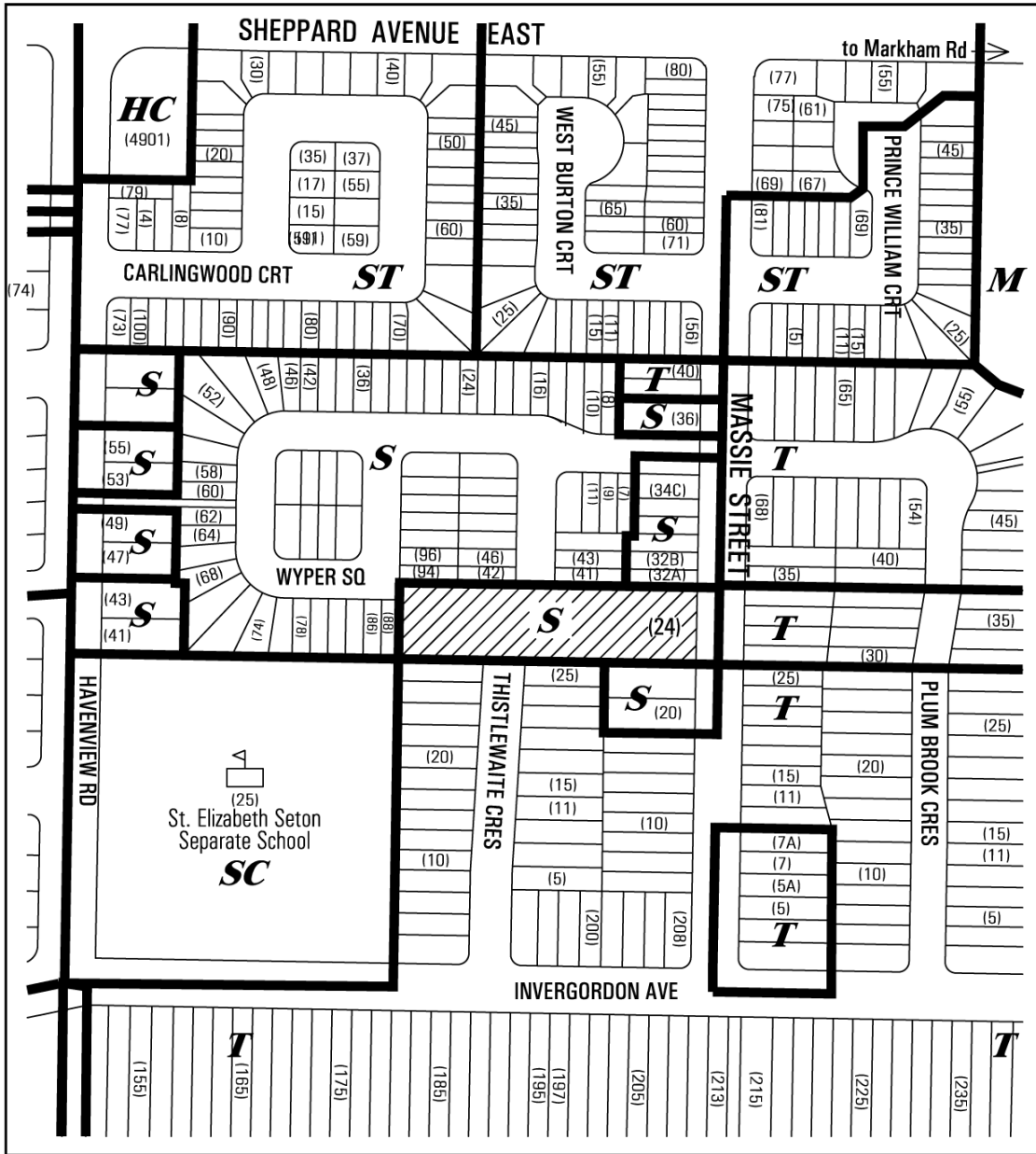
Elevations

Applicant's Submitted Drawing

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File # 10-1 92846 0Z

Attachment 4: Zoning



**TORONTO** City Planning Division  
Zoning

24 Massie Street  
File # 10-192846 OZ

**S** Single-Family Residential  
**T** Two-Family Residential  
**M** Multiple-Family Residential  
**ST** Street Townhouse Residential  
**HC** Highway Commercial  
**SC** School

Malvern West Community Bylaw  
Not to Scale  
06/17/10



## Attachment 5: Application Data Sheet

Application Type	Rezoning & Subdivision	Application Number:	10 192846 ESC 42 OZ
Details	Rezoning, Standard	Application Date:	10 192867 ESC 42 SB June 9, 2010

Municipal Address: 24 MASSIE ST  
 Location Description: PLAN 3354 LOT 25 3354 25 1AC \*\*GRID E4210  
 Project Description: Rezoning to allow 4 new singles and 6 semi-detached homes (16 units).

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
EVANS PLANNING			CENTREVILLE DEVELOPMENT (MASSIE) CORP

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	no
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	no

### PROJECT INFORMATION

Site Area (sq. m):	4055	Height:	Storeys:	2 and 3
Frontage (m):	32.24		Metres:	9
Depth (m):	125.88			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	2229.60		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	2229.60			
Lot Coverage Ratio (%):	0			
Floor Space Index:	0.55			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	2229.60
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	16		

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