

**50 Firwood Crescent - Rezoning Application - Request for Direction Report**

<b>Date:</b>	May 30, 2011
<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

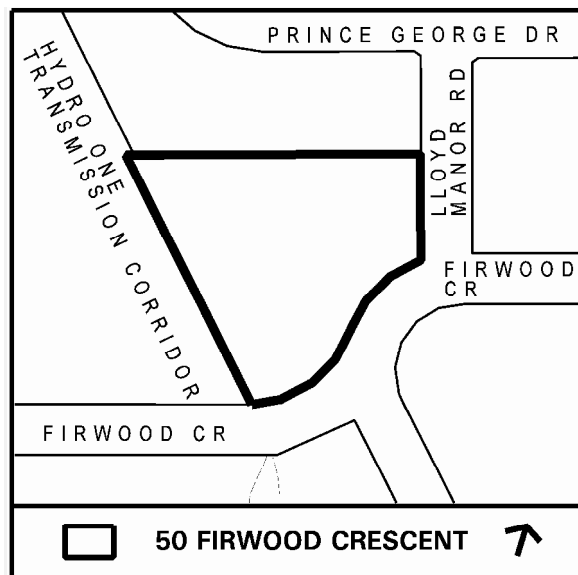
**SUMMARY**

This application proposes to redevelop the vacant lot at 50 Firwood Crescent with seven detached dwellings fronting on Firwood Crescent, and 16 freehold townhouse units and 2 semi-detached units fronting on a new public road and cul-de-sac.

The application is for a former commercial plaza site in an existing established residential neighbourhood. The proposed lot sizes, configuration and dwelling type vary from that existing in the neighbourhood. However, City Planning staff are of the opinion that the proposed development represents an appropriate type and scale of infill development.

The applicant has appealed the Zoning By-law Amendment application, as well as the related Site Plan Approval application to the Ontario Municipal Board, as the deadline provided by the Planning Act for Council’s decision has passed. No date has been set for the hearing. An application for Draft Plan of Subdivision has also been submitted for this development but has not been appealed to the Ontario Municipal Board.

This report seeks Council's direction with respect to the Zoning By-law Amendment and Site Plan Approval given that a Final Report has not yet been submitted.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. City Council authorize the City Solicitor and necessary City staff to attend at the Ontario Municipal Board in support of the application for rezoning as reviewed in this report, and in support of the draft Zoning By-law Amendment to implement the application which will be made available at the Etobicoke York Community Council meeting;
2. City Council authorize and direct the Chief Planner or his designate, in consultation with the Ward Councillor, to settle the site plan appeal application on conditions satisfactory to the Chief Planner or his designate at the Ontario Municipal Board.
3. City Council authorize the City Solicitor and necessary City staff to take such necessary steps to implement the foregoing.

### Financial Impact

The recommendations in this report have no financial impact.

## ISSUE BACKGROUND

### Proposal

#### Background

Although the plaza on the site was not demolished until 2008, City Planning staff have been dealing with redevelopment proposals for this site since 2003. Numerous developers have approached staff over the years to enquire about the potential of the site for residential development. In every case the potential developer proposed a plan consisting of all townhouses, usually up to 39 units.

In response to these enquiries City Planning shared with potential developers, a concept plan showing detached or semi-detached dwellings along the existing frontage of the lot and townhouses fronting on a new public cul-de-sac in the rear portion of the property. This concept was developed under Policy 4.1.9 of the *Neighbourhoods* Section of the Official Plan, as the triangular shape of the site did not lend itself to an efficient use of the property if subdivided into only detached lots similar to those found in the adjacent neighbourhood. In the concept, townhouses were located in the rear portion of the site, accessed by a public road to ensure there would not be undue negative impacts on the existing community.

The concept was intended to provide guidance as to the type of residential redevelopment that was contemplated by the Official Plan for this site. The provision of townhouses as a

component of the development also addressed the Official Plan policies regarding the provision of a range of housing types.

In 2008 the current applicant approached City Planning with a proposal reflective of the concept. After three preliminary meetings and a developer organized community meeting, an application was made for rezoning for a proposal involving 8 semi-detached, 3 detached and 18 townhouse dwellings, for a total of 29 units.

### **Current Proposal**

As a result of staff review and community input, the applicant subsequently revised the application to include 7 detached houses fronting on the existing street and 16 townhouses and a semi-detached dwelling along the proposed cul-de-sac, for a total of 25 units. The height of the detached units was also lowered from 10.2 to 9.0 and 9.8 metres. (Attachments 1 and 2)

The development property is 0.74 hectares in size. Once the land to be dedicated for the new public road is removed the net density of the development is 1.1 FSI. The net lot coverage of the site is just under 37%.

The frontages of six of the detached dwellings facing Firwood Crescent and Lloyd Manor Road are 9.8, 11.1, 12, 14, 14.3, and 15.7 metres. The seventh detached dwelling lot is irregular (pie-shaped) and will have a frontage of 35.2 metres. Thirteen of the townhouses will have 6.0 metre frontages, two will have a 7.2 metre frontage and one will have a frontage of 8.0 metres. The semi-detached units will each have a frontage of 6.0 metres.

The single, semi-detached and townhouse units at the north end of the site will each be setback 2.0 metres from the north property line. A row of mature coniferous trees exists along the north property line and will be preserved as part of the development.

The depth of the rear yards of five of the detached dwellings is 8 metres. The other two are irregularly shaped with a maximum depth of 10 and 13.4 metres respectively. The rear yards of the units on the cul-de-sac are 6 metres deep, except for the three units at the north end on the west side of the cul-de-sac, where the rear yards are deeper and wider due to the irregular shape of the lots.

The detached houses are provided with a below-ground basement and are two storeys in height with a sloped roof, for a total height of either 9 metres (3 houses) or 9.8 metres (4 houses) to the top of the roof. The townhouses do not have below-ground basements and are 11.7 metres in height. (Attachment 2)

Parking for two cars will be provided for each dwelling, one in a one-car integral garage and one on the driveway in front of the house. The garages in the townhouses have sufficient room to accommodate a vehicle and garbage/recycling bins, etc. Visitors who are unable to park their vehicle on the property of those they are visiting will be

accommodated on street, where permitted. There is room to park 12 cars on the cul-de-sac. (Attachment 1)

## **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. (Attachment 3) A line of mature Austrian pine trees extends along the north property line of the site.

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 and Lloyd Manor Road, is a residential neighbourhood of one and two storey detached houses. On the north side the property is bordered by the backyards of 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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe

## **Official Plan**

The property is designated *Neighbourhoods* in the Official Plan. *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.

The application is being considered under Policy 4.1.9, as the development parcel varies from the local pattern in terms of lot size, configuration and orientation. Policy 4.1.9 permits Council to consider developments that do not replicate the existing lotting pattern and building type, including detached, semi-detached and townhouse dwellings. Height, massing and scale should be appropriate for the site and compatible with the zoning on nearby residential properties.

## **Zoning**

The site is zoned CPL (Commercial Planned Local) which permitted the original neighbourhood plaza use. (Attachment 3)

## **Site Plan Control**

Site Plan Control applies to the townhouse blocks only. An application for Site Plan Approval has been submitted and is in circulation (Application No. 10 156823 WET 03 SA). The Site Plan Approval application has also been appealed to the Ontario Municipal Board.

The Ward Councillor has requested that a report on the Site Plan Approval application be considered and approved by Community Council before Site Plan Approval is granted. As the site plan application is still under review, City Council should direct the Chief Planner, in consultation with the Ward Councillor, to settle the site plan appeal on conditions satisfactory to the Chief Planner or his designate at the Ontario Municipal Board.

## **Draft Plan of Subdivision**

The proposal will also require approval of a Draft Plan of Subdivision as a new public street is being created. This application has been recently submitted and is under review (File No. 11 184772 WET 03 OZ).

## **Reasons for Application**

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

## **OMB Appeals**

The applicant has appealed the Zoning By-law Amendment and related Site Plan Approval application to the Ontario Municipal Board (OMB) due to Council's failure to make a decision on the applications within the time limits imposed by the *Planning Act* (OMB Case No. PL110308).

## **Community Consultation**

Two Community Consultation meetings were held by City Planning staff at a local school. The ward Councillor was in attendance at both.

The first meeting was held June 23, 2010, with over 100 residents in attendance. The applicant presented the original version of the proposal, which included 3 detached houses, 8 semi-detached dwellings and 18 townhouses.

The second meeting was held March 23, 2011. The applicant had changed the proposal to reduce the number of units. City Planning staff and the ward Councillor felt it would be helpful for the community to review and comment on the revised proposal. Despite a

late season snowstorm on the evening of the meeting, approximately 80 residents were in attendance.

As some interested parties may not have been able to attend the second meeting due to the adverse weather, City Planning circulated a flyer to the neighbourhood after the meeting giving an overview of the revised plan and additional information that had been requested at the meeting. (Attachment 5)

In addition, 20 written comments were received and a number of phone calls.

In general, local residents who commented indicated that they were very satisfied with their neighbourhood as it is and valued its stability. Some felt that the former commercial plaza was the best use for the land. Most wanted to see the vacant site redeveloped but were not supportive of the proposed development. Some residents did comment that they felt the revised plan, which provides for only detached houses along Firwood Crescent, was an improvement over the original submission.

Overall, community concerns generally fell into four categories:

- 1) Overdevelopment of the site, particularly with respect to the proposed townhouses;
- 2) Height of the townhouses relative to the existing houses in the neighbourhood;
- 3) Lack of adequate on-site parking for proposed dwellings; and,
- 4) Traffic and related safety concerns resulting from increased traffic.

These concerns raised by the community are discussed within the Comments section below.

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the Provincial Policy Statement (PPS). As a residential infill project it supports the policy objective of focusing growth in existing settlement areas. The development promotes efficient land use, reduces land consumption related to residential development and utilizes existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal's compact and efficient form helps to optimize the utilization of existing services and infrastructure and to reduce the need to convert rural land to urban uses. It is an example of intensification through redevelopment of an underutilized lot.

## **Land Use**

The applicant has proposed a conversion of the site from commercial (neighbourhood plaza) to residential use (townhouse and detached dwellings). Both building types are contemplated by the *Neighbourhoods* designation in the Official Plan.

## **Scale, Height, Massing**

The existing community is a neighbourhood which consists solely of detached houses on large lots. The Official Plan requires infill development to respect and reinforce the established pattern of development. However, if the development parcel differs from its surroundings in size and configuration Council may consider alternate forms of low-scale residential development.

Under these circumstances Policy 4.1.9 of the Official Plan provides direction as to how such sites may be redeveloped. Policy 4.1.9 allows Council to consider, in such cases, redevelopment proposals which do not reflect the site standards and pattern of development in the surrounding area, as long as the heights, massing and scale of the proposed development is, among other things, appropriate for the site and compatible with nearby residential properties.

The development must also provide adequate privacy, sunlight and sky views for both new and existing residents using landscaping, fencing and separation distances. It must also front onto existing or newly created public streets with no “gating”. Finally garbage storage areas should be appropriately screened.

These criteria are discussed below.

## **Transition**

The seven detached homes along the existing frontage of the site are intended to provide a transition to the townhouses at the rear of the lot. The height of these buildings (9 and 9.8 metres) is compatible with the permitted 9 metre height in the R2 zoned neighbourhood surrounding the site.

The minimum frontage for lots in the R2 zone is 13.5 metres. Four of the seven detached houses will exceed this minimum. The irregular shape of the development lot, especially along the Firwood Crescent / Lloyd Manor Road frontage, does not lend itself to a uniform frontage for each detached dwelling lot, resulting in the range being proposed.

These detached houses are appropriate for the site and are compatible with and will provide a reasonable transition from the low-density development in the neighbouring community to the proposed townhouses and semi-detached units at the rear of the site.

The townhouses and semi-detached dwellings are 11.7 metres in height. The three and a half storey height of the townhouses was considered by many residents to be too high and not respectful of the existing character of the neighbourhood which consists of one and two storey homes. The taller residential buildings will be located behind the lower single

detached dwellings on a new public street. The additional height in this location is considered to be acceptable.

## **Impact**

The most prevalent comment received with this application was that the introduction of townhouses could negatively affect the quality of life and property values in the area. Many also commented that even the creation of detached dwelling lots that were smaller than the average size in the neighbourhood would not be suitable. Both of these types of housing would produce a denser environment than the existing situation, which was not desirable. Many respondents also indicated that this well-established neighbourhood consists exclusively of detached houses on 16 metre lots and they would prefer that the new development reflect this character. Some residents were also concerned that this development could create a precedent, permitting townhouse and smaller lot detached houses throughout the neighbourhood, which could impact its integrity.

The development proposal responds to the surrounding neighbourhood and minimizes impact of infill development in the context of Policy 4.1.9 of the Official Plan.

Single detached dwelling units are located along the existing public street frontage and have a height, scale and massing that is compatible with the surrounding properties.

The townhouses and semi-detached dwelling will front onto and be accessed from a new public street, locating the more intensive portion of the development behind the proposed detached dwellings, limiting impact on the surrounding neighbourhood.

10 of the 16 townhouses, as well as the 2 semi-detached units back onto the hydro corridor, providing considerable distance and separation from existing residences across the hydro corridor on the far side of Glen Agar Drive to the west.

Three units are located along the north property line: one single detached, one semi-detached and one townhouse unit. Each unit will be setback 2.0 metres from the property line and the existing mature trees along the property line will be maintained. Site Plan control will be used to ensure that there are no windows on the north side walls of these units to provide privacy for the backyards of the existing houses to the north. The setback, screening provided by the existing trees and elimination of windows in the north side wall achieves an appropriate level of privacy on the existing houses to the north and serves to minimize the impact of development on the existing adjacent properties to the north.

Official Plan policy 4.1.9 is specifically intended for properties that vary from the local pattern. This site is a former commercial plaza site and the lot size and configuration is the exception within the neighbourhood. To this end, the proposal does not create a precedent for future development in the neighbourhood. City Planning is satisfied that the proposed infill development is appropriate for the site.



## **Sun and Shadow**

The proposal provides for adequate skyview and sunlight for the residents of the development itself and its neighbours. The applicant has provided a shadow study which shows that, until 3:00 pm on March 21 and September 21, the northernmost buildings will cast a shadow on a portion of the backyards of four houses abutting to the north. In the summer the shadows will be shorter and in the winter longer. The shadow impact of this development is reasonable given that a shadow is already cast by the row of mature trees along this boundary which will not be exacerbated by shadows cast by the new buildings.

## **Infill Townhouse Guidelines**

The townhouses proposed for the new street are generally consistent with the intent and goals of the Infill Townhouse Guidelines. Improvements to the appearance of the townhouse blocks, such as articulating the face of the longer townhouse elevations, and the streetscape will be achieved through the Site Plan Approval process. Landscaping will be utilized to ensure adequate privacy for the residents of the townhouses and their neighbours.

## **Airport**

The Greater Toronto Airports Authority (GTAA) has indicated that the development is not affected by any airport-related restriction except the Bird Hazard Zone which requires property owners to manage waste so that birds are not attracted to the vicinity of the airport.

The proposed development is appropriate for the site and compatible with the neighbourhood.

## **Traffic Impact, Access, Parking**

Residents were concerned that the development would generate increased traffic which could cause congestion and safety concerns, especially as the neighbourhood is home to many children.

Transportation services did not require a traffic impact analysis to be submitted with this application given the small scale of the development proposal. The traffic resulting from the proposed 25 residential units is not considered to pose a concern with respect to congestion.

In the original submission, Transportation Services expressed a concern regarding obstruction of sight lines for traffic travelling south on Firwood Crescent / Lloyd Manor Road by the proposed houses fronting on that street. Specifically, the buildings could obstruct views of traffic exiting from the proposed cul-de-sac. A similar concern was frequently and specifically mentioned by residents regarding an existing condition at the corner of the southern intersection of Lloyd Manor Road and Firwood Crescent. A number of residents felt that restricted sight lines and turning traffic, including buses,

made this intersection dangerous and that the addition of the new cul-de-sac would exacerbate this situation.

The revised plan addresses sight line concerns and shows the building envelopes for the detached houses set back from the property line in order to provide the required sight line. These setbacks will be incorporated into the site specific zoning by-law.

The proposed public road (cul-de-sac) conforms with the DIPS policy, as it relates to street dimensions, emergency access, and other relevant infrastructure elements. The plan has been revised so that this new road aligns with Lloyd Manor Road running south from Firwood Crescent.

## **Parking**

Through the community consultation, residents raised concerns about the perceived lack of provision for visitor parking for the proposed development. They pointed out that many of the current residents in the area have two or more vehicles and new residents are also likely to have at least two vehicles, thereby taking up all the on-site parking provided for the dwellings. This would leave no room for visitors to park on-site causing visitor parking to spill over onto local streets, creating an unsightly and possibly unsafe condition due to the lack of sidewalks in the area.

The proposal provides on-site parking for two vehicles per residential unit, one space within a garage and the other space in the front driveway. As well, the new public street and cul-de-sac which is proposed to serve a total of 18 residential units, will be able to accommodate up to 12 parking spaces. This amount of parking is considered to be satisfactory to accommodate the development and is not expected to result in unsafe conditions on surrounding streets in the neighbourhood.

## **One Foot Reserve**

The development site is currently separated from Firwood Crescent / Lloyd Manor Road by a City-owned one-foot reserve, except in two places where the entrances to the former plaza were. The applicant will be required to apply to the City Surveyor's office with a request that this 0.305 metre (one-foot) reserve be dedicated as public highway. The City Surveyor will report further to City Council on this matter.

## **Servicing**

The applicant has submitted a Site Servicing Report. This report is being reviewed to ensure that there is adequate water and sewer capacity to support the proposed development. The proposed stormwater management plan is also under review. Should the Ontario Municipal Board approve the proposal, the Board will be asked to withhold its Order until the Executive Director of Technical Services has indicated that arrangements for site servicing are satisfactory.

## **Open Space/Parkland**

The use proposed is residential. Parks, Forestry and Recreation advise that the site is in the highest quintile of current provision of parkland, as per Map 8 B/C of the Official Plan and that the site is not in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1420-2007.

The proposal is subject to a cash-in-lieu of 5% of the value of the development site, net of any conveyances for public road purposes. The owner proposes to satisfy the parkland dedication requirement by cash-in-lieu. This is acceptable to Parks, Forestry and Recreation as the required amount of parkland is too small to be of a functional size.

## **Streetscape / Trees**

### **Trees**

A row of 44 Austrian pines along the north boundary of the site (two of which are dead) are the only trees on the property or the Firwood Crescent / Lloyd Manor Road boulevard that are subject to the street or private tree by-law. All of the living trees will be preserved, although a few will require pruning to permit construction. 49 new trees are proposed to be planted as part of the landscaping proposed for the development, 11 of which will be on City property along Firwood Crescent and Lloyd Manor Road.

The details of tree protection and planting are under review and will be secured in the Site Plan Agreement and Draft Plan of Subdivision.

### **TTC Bus Shelter**

The development is served by the Number 46 Martin Grove bus running from Kipling Subway Station, which stops on the north side of Firwood Drive in front of the property.

This shelter will have to be relocated to accommodate the driveway of one of the new detached houses. This work will be secured through the Draft Plan of Subdivision in consultation with the TTC.

## **Environment**

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

As the site is adjacent to a high-tension Hydro One corridor, the applicant submitted an Electromagnetic Field (EMF) Management Plan which was reviewed by Public Health staff. Public Health Staff advise that measurements of current magnetic fields were low and within acceptable standards.

### **Toronto Green Standard (TGS)**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with

financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

Applicable TGS performance measures, such as Energy Efficiency; Air Quality; Water Quality, Quantity and Efficiency; and Ecology will be secured through the Site Plan Approval process

### **Tenure**

All property in this development will be freehold and will front on a public road.

### **Schools/Library**

The Toronto District School Board indicates that sufficient capacity exists at the local elementary, middle and secondary schools to accommodate students expected from this development. The Toronto Catholic District School Board says that the local elementary school can handle students from the development but the high school is oversubscribed.

Signs will be posted at the site and clauses inserted in Agreements of Purchase and Sale warning potential residents of the availability of school accommodation.

The development will be served by the Richview District Library, which will be able to accommodate patrons from this development, according to the Toronto Public Library.

### **Development Charges**

It is estimated that the development charges for this project will be \$300,495. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

### **CONTACT**

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### **SIGNATURE**

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Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan

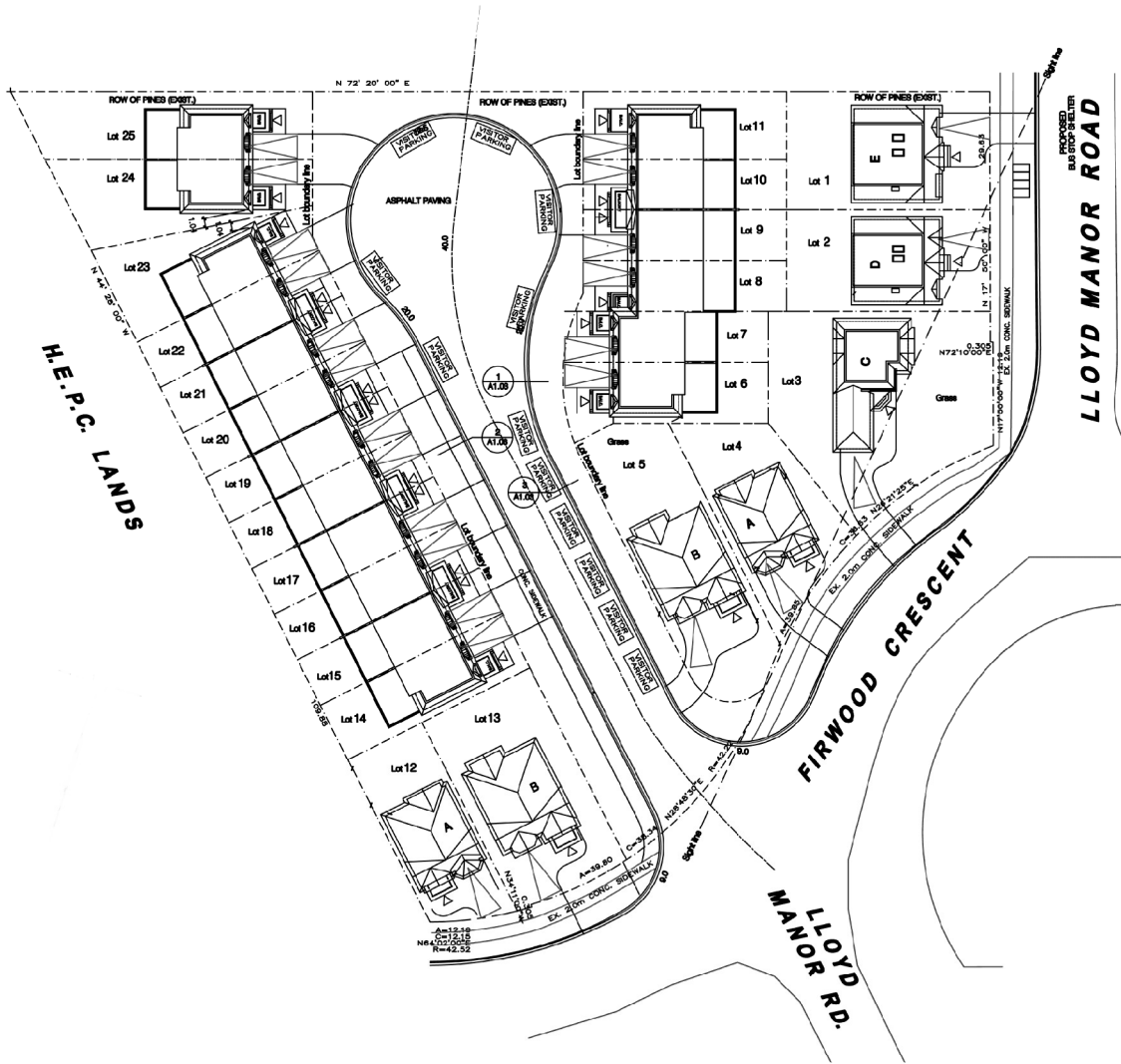
Attachment 2: Elevations

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 5: Flyer Circulated to Neighbourhood after Consultation Meeting

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

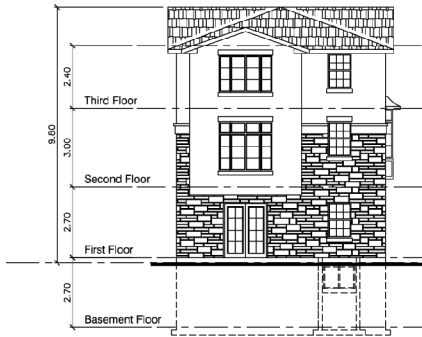
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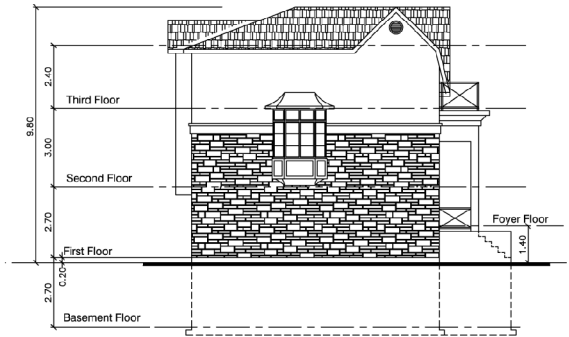
50 Firwood Crescent

File # 10 156835 WET 03 02

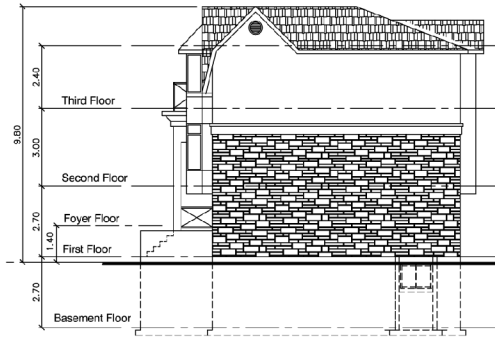
## Attachment 2A: Elevations



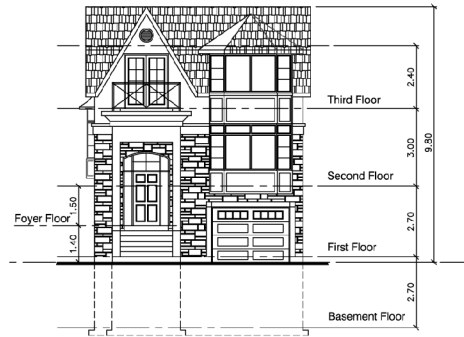
Rear Elevation



Side Elevation



Side Elevation



Front Elevation

### Single 'A' Elevations

## Elevations

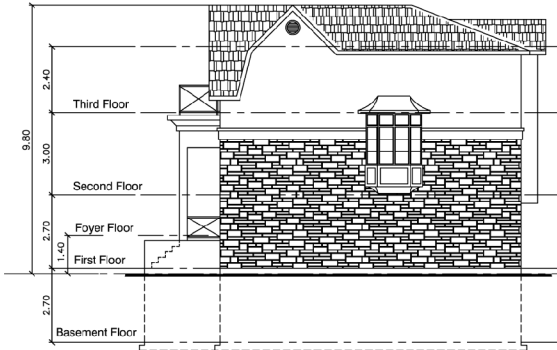
Applicant's Submitted Drawing

Not to Scale  
05/27/11

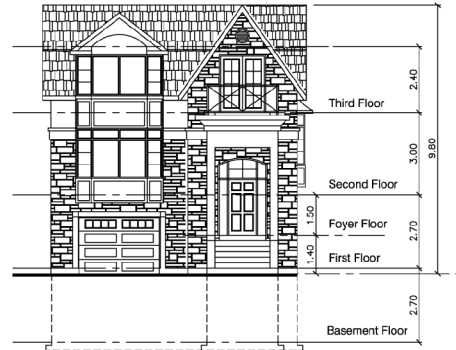
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File # 10 156835 WET 03 0Z

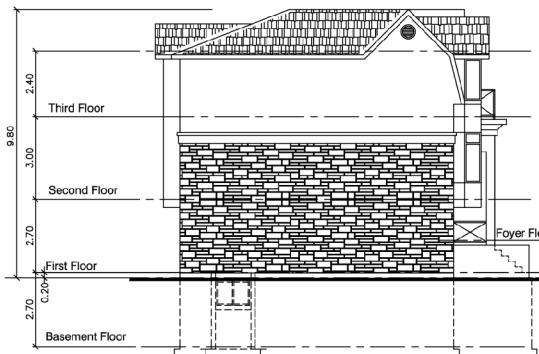
## Attachment 2B: Elevations



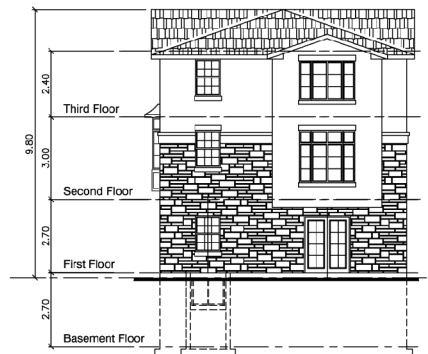
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

### Single 'B' Elevations

## Elevations

Applicant's Submitted Drawing

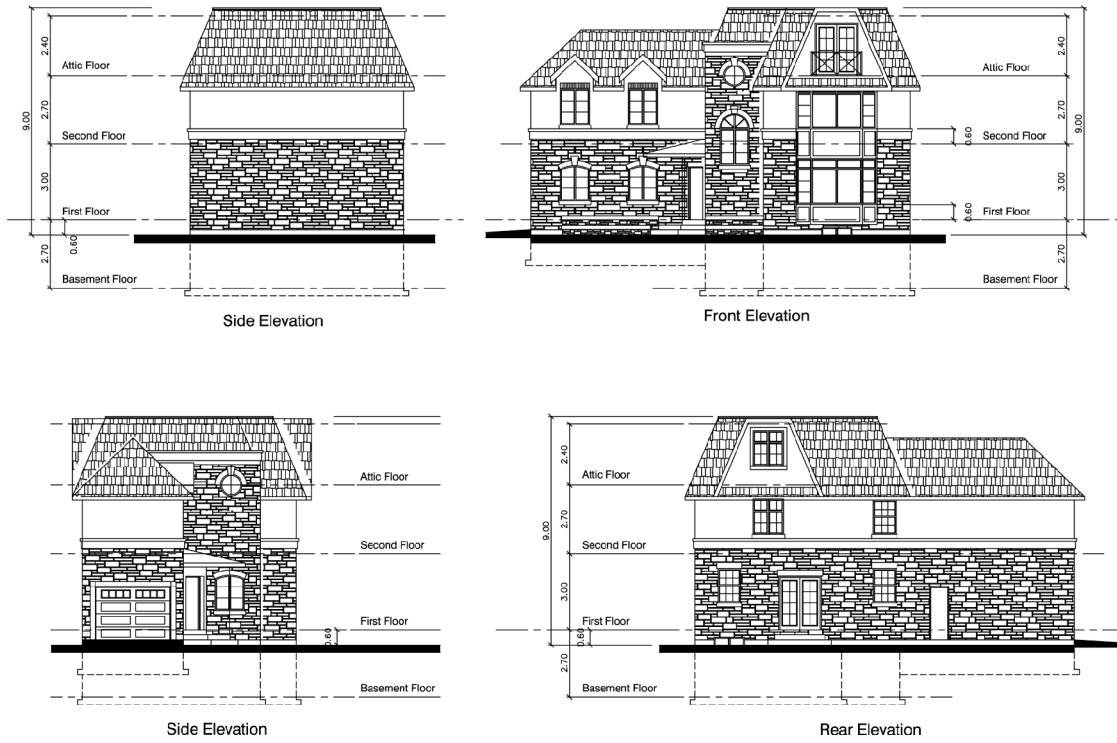
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50 Firwood Crescent

File # 10 156835 WET 03 0Z



## Attachment 2C: Elevations



### Single 'C' Elevations

## Elevations

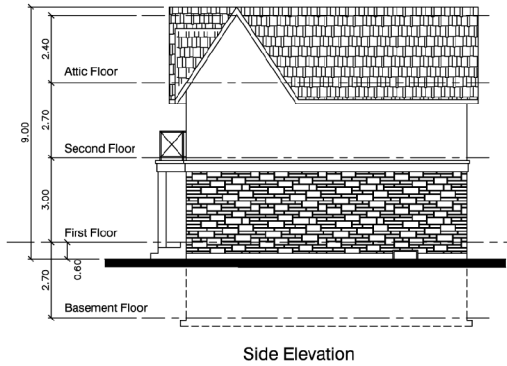
Applicant's Submitted Drawing

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05/27/11

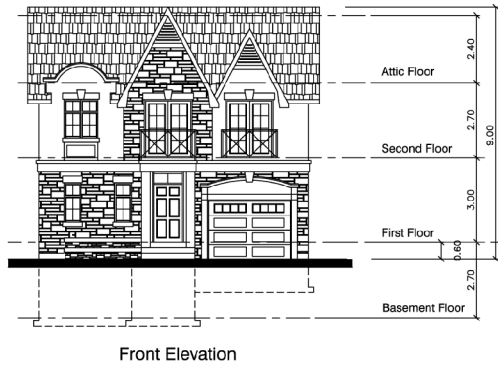
## 50 Firwood Crescent

File # 10 156835 WET 03 02

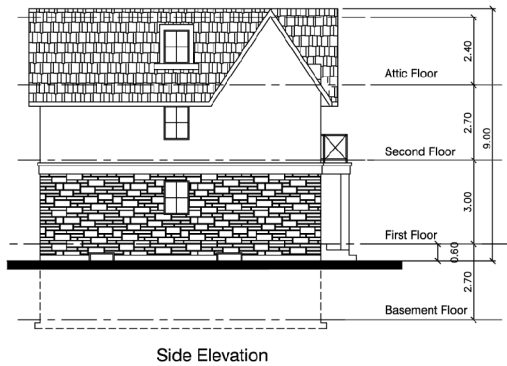
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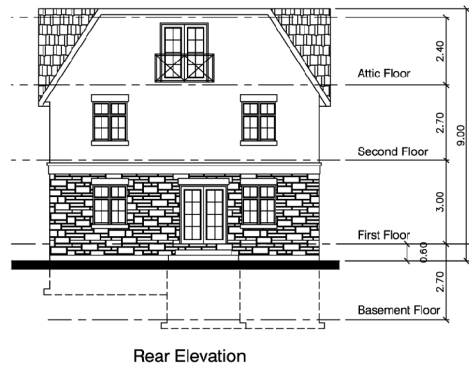
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

### Single 'D' Elevations

## Elevations

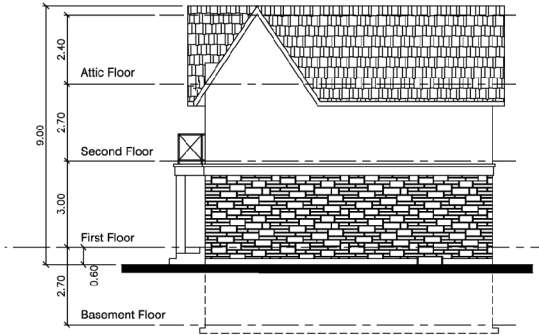
Applicant's Submitted Drawing

Not to Scale  
05/27/11

50 Firwood Crescent

File # 10 156835 WET 03 02

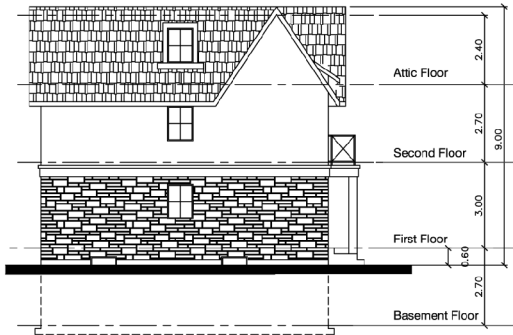
## Attachment 2E: Elevations



Side Elevation



Front Elevation



Side Elevation



Rear Elevation

### Single 'E' Elevations

## Elevations

Applicant's Submitted Drawing

Not to Scale  
05/27/11

50 Firwood Crescent

File # 10 156835 WET 03 0Z

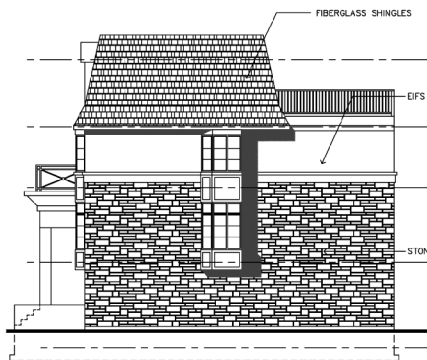
## Attachment 2F: Elevations



Front Elevation  
6 - Unit Cluster



Rear Elevation  
6 - Unit Cluster



Typical Side Elevation  
6 Unit Elevations

### Elevations

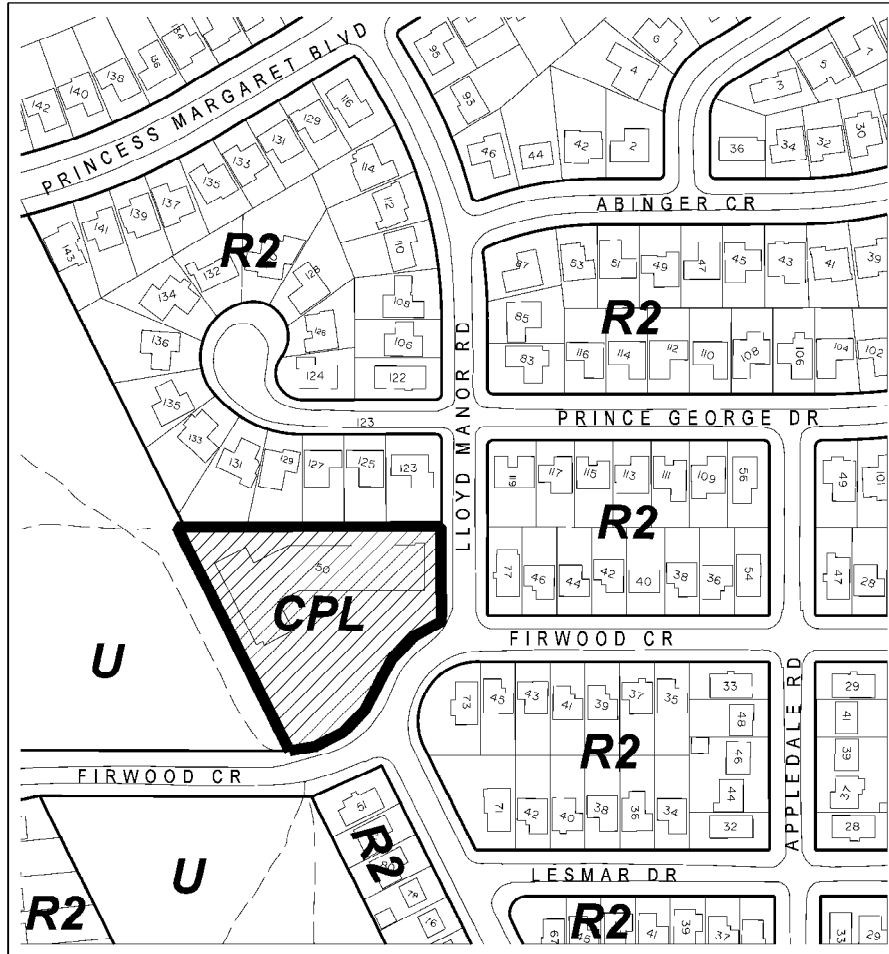
Applicant's Submitted Drawing

Not to Scale  
05/27/11

50 Firwood Crescent

File # 10 156835 WET 03 02

### Attachment 3: Zoning



**Toronto** City Planning  
Zoning

50 Firwood Crescent  
File # 10\_156835

R2 Residential Second Density  
CPL Commercial Planned Local  
U Utilities

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

## Attachment 4: 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 and 7 detached dwellings.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
EGF ASSOCIATES		Giancarlo Garofalo Architect Inc.	2255781 Ontario Inc.

### 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):	7381	Height:	Storeys:	3.5	
Frontage (m):	130.94		Metres:	11.7	
Depth (m):	Irregular				
Total Ground Floor Area (sq. m):	1898.5				<b>Total</b>
Total Residential GFA (sq. m):	6058		Parking Spaces:	50	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	6058				
Lot Coverage Ratio (%):	36.6				
Floor Space Index:	1.1				

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	25
Total Units:	25

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4765	1293
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

**CONTACT:**      **PLANNER NAME:**      **Brian Gallagher, Senior Planner**  
**TELEPHONE:**      **(416) 394-8230**

## Information on Revised Development Proposal

### Planning application for: 50 FIRWOOD CRESCENT (former Glen Agar Plaza)

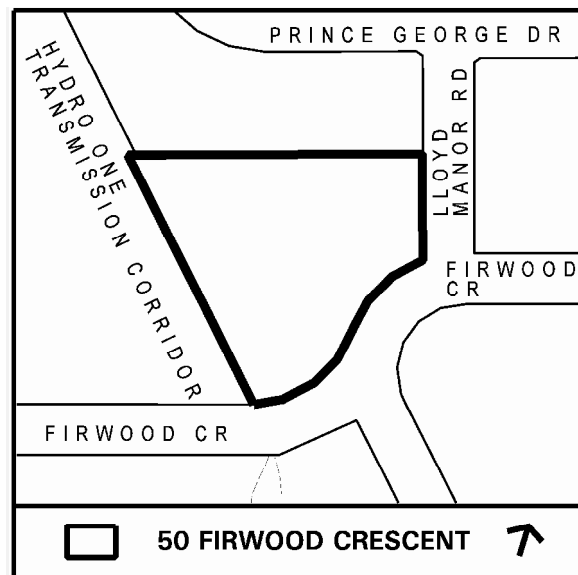
#### Purpose of this Notice

A second Community Consultation Meeting on the proposed redevelopment of the former Glen Agar plaza site was held on March 23, 2011 at the John G. Althouse School. This meeting was held as the applicant has revised his proposal. City Planning staff felt it was important for the community to have a chance to learn about and comment on the revisions.

However, there was a snowstorm that day which may have prevented some of those who intended to be at the meeting from coming out. Councillor Holyday suggested it would be helpful to send a notice giving an overview of the revisions for the benefit of those who could not attend.

The development proposal has been revised. The applicant now wishes to build 7 detached houses fronting on Firwood Crescent, plus 16 freehold townhouses and 2 semi-detached houses on a new public cul-de-sac.

The new site plan is shown on the attached sheet. The facades of the detached houses that will face Firwood Crescent are also pictured. The frontages of the lots on Firwood range from 10 metres to over 16 metres.



The third graphic shows the façade of the townhouses that are proposed for the new cul-de-sac. The townhouses and semi-detached units would be 6 metres wide.

The applicant, 2255781 Ontario Inc. ., has provided a partial list of construction projects it has completed. They are primarily detached houses. Some local examples include 37 Hartfield Road, 8 Bywood Drive, 20 Ballantyne Court and 148 Balmoral Avenue.

**If you would like further information about the proposal, please contact Brian Gallagher, Senior Planner, at (416) 394-8230, or by e-mail at [bgallau@toronto.ca](mailto:bgallau@toronto.ca).**

### **Comments or Questions?**

You can make your views known by writing to Thomas C. Keefe, Director, Community Planning, Etobicoke York District, City Planning Division, at 2 Civic Centre Court, Floor 3, Toronto ON M9C 5A3 or by fax at (416) 394-6063.

You may also contact Councillor Douglas Holyday, Ward 3, at (416) 392-4002.

### **Notice to correspondents:**

Personal information contained in your correspondence to the City, is collected under the *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code. The City collects this information to enable it to make an informed decision on the relevant issue(s). Individuals who submit correspondence should be aware that any personal information in their communication will become part of the public record. The City will make it available to the public, unless the individual expressly requests the City to remove the personal information. Questions about the collection of this information may be directed to the Planner listed above.

A copy of the Preliminary Report providing background information about this proposal can be found on the City's website at:

<http://www.toronto.ca/legdocs/mmis/2010/ey/agendas/2010-06-22-ey38-ai.htm>.

**Please note that the report at this web address relates to the original proposal which has now been revised. The new development includes 7 detached houses fronting on Lloyd Manor Road/Firwood Crescent and 18 townhouses on a new cul-de-sac.**

Compliance with City Council policy respecting Notice may result in you receiving duplicate notices.