

50 Firwood Crescent - Rezoning Application - Request for Direction – Supplementary Report

Date:	September 6, 2011
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 3 – Etobicoke Centre
Reference Number:	10 156835 WET 03 OZ

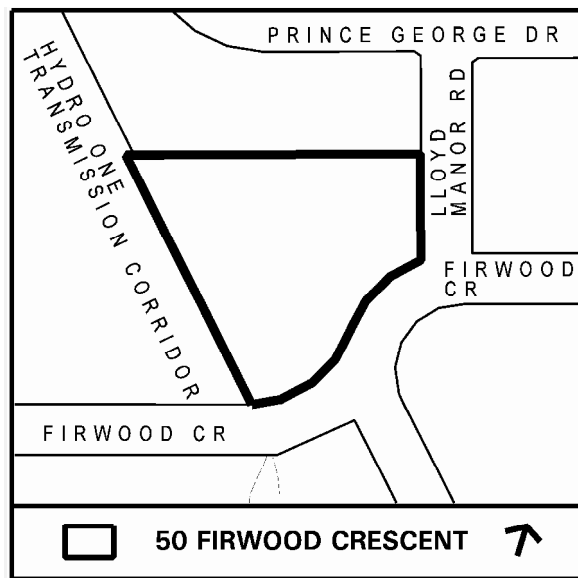
SUMMARY

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.

Community Council considered a Request for Direction report at its meeting of June 22, 2011. Some elements of the proposal (inclusion of townhouses, height of townhouses, parking supply and garbage/recycling collection) are of concern to the local community and the Ward Councillor. Community Council deferred a decision on the recommendations until the meeting of September 12, 2011 to allow City Planning staff and the applicant to continue to discuss and potentially resolve these concerns.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY8.4>

The applicant has appealed the Zoning By-law Amendment application, as well as the related Site Plan Approval application to the Ontario Municipal Board (OMB), 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.

The purpose of this report is to report to City Council regarding the negotiations and to seek direction on the position the City will take at the Ontario Municipal Board.

City Planning staff have met with the Ward Councillor and the applicant. The applicant has indicated that his client is prepared to reduce the height of the townhouse to 10 metres from grade to the top of the roof. This is a reduction of 1.7 metres and one storey. The applicant is not proposing any changes relating to the other identified issues: parking, garbage collection and number of dwelling units.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the recommendations contained in the report (May 20, 2011) from the Director, Community Planning, Etobicoke York District, with the following amendments:
 - a. a reduction in townhouse height to a maximum of 10 metres;
 - b. deletion of Attachment 2F from the report (May 20, 2011) from the Director, Community Planning, Etobicoke York District, to be replaced with Attachment 1 to the supplementary report (September 6, 2011) from the Director, Community Planning, Etobicoke York District; and,
 - c. replacement of the draft by-law amendment which was presented to the Etobicoke York Community Council on June 22, 2011, with the draft by-law attached as Attachment 2 to the supplementary report (September 6, 2011) from the Director, Community Planning, Etobicoke York District.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of June 22, 2011, Etobicoke York Community Council had before it a Request for Direction report (EY8.4) dated May 20, 2011. (Prior to this meeting, approval of this development had been appealed to the Ontario Municipal Board.) This report is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY8.4>

Etobicoke York Community Council deferred consideration of this item to its September 12, 2011 meeting, in order to allow City officials, in consultation with the local Councillor, to negotiate further with the applicant in attempt to resolve outstanding issues.

ISSUE BACKGROUND

Two Community Consultation meetings were held regarding this application as well as a public meeting at Etobicoke York Community Council. At these meetings local residents and the Ward Councillor expressed concerns about the proposal, with emphasis on four issues:

- 1) The inclusion of townhouses on a site in an area that is composed exclusively of single detached houses;
- 2) The height of the townhouses, which is 11.7 metres at the front of the buildings;
- 3) The provision of parking for only 2 cars per dwelling; and,
- 4) The possibility that curbside garbage and recycling collection will be less efficient if vehicles that cannot be parked on private property will be parked on the new cul-de-sac and possibly on other neighbourhood streets.

COMMENTS

City Planning staff has met with the applicant regarding revision of the plans to address the issues of townhouse height and provision of parking. The applicant has indicated that he is willing, without prejudice, to reduce the height of the townhouses to 10.0 metres from the previous height of 11.7 metres. The townhouses would now have one less storey than previously proposed. (Attachment 1)

At 10 metres the townhouses would be approximately 0.2 to 1.0 metre taller than the heights of the proposed detached houses fronting on Firwood Crescent and Lloyd Manor Road. At this height the townhouses will not be seen above the proposed detached houses from the existing adjacent streets.

The applicant has indicated that his client is unwilling to alter the plan further to address the other issues raised at the Community Council meeting of June 22, 2011, as listed above.

City Planning Staff have previously recommended approval of the proposed development. The revision presented by the applicant is supportable and should be incorporated in the plan presented to the Ontario Municipal Board by the applicant. The attached draft Zoning By-law reflects this revision.

CONTACT

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SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Revised Attachment 2F Elevations
(Typical Townhouse Elevations 10.0 metre height version)
Attachment 2: Draft Zoning By-law Amendment

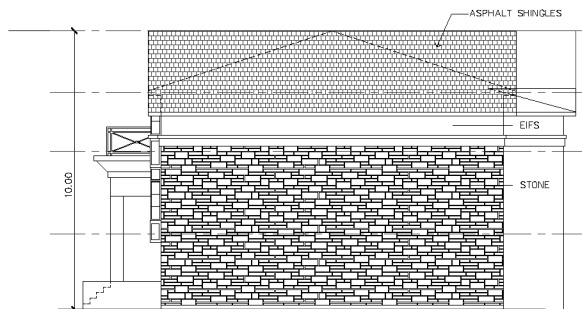
**Attachment 1: Revised Attachment 2F Elevations
(Typical Townhouse Elevations (10.0 metre height version))**



**Front Elevation
6-Unit Cluster**



**Rear Elevation
6-Unit Cluster**



Side Elevation

6 Unit Elevations

Elevations

Applicant's Submitted Drawing

Not to Scale
05/27/11

50 Firwood Crescent

File # 10 156835 WET 03 0Z

**Attachment 2: Revised Draft Zoning By-law Amendment
(10.0 metre height townhouse version)**

**CITY OF TORONTO
BY-LAW No. ~-20~**

**To amend the Etobicoke Zoning Code, as amended,
With respect to the lands municipally known, in the year 2011, as
50 Firwood Crescent**

WHEREAS the Ontario Municipal Board pursuant to its Order No. , upon hearing the appeal of 2255781 Ontario Inc., under s 34(11) of the Planning Act, R.S.O.1990, c.P. 13 as amended, deems it advisable to amend the former Township of Etobicoke Zoning By-law;

THEREFORE the Zoning By-law of the former Township of Etobicoke is amended as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to Township of Etobicoke By-law No. 11,737, is hereby amended by changing the classification of the lands located in former Township of Etobicoke as described in Schedule ‘A’ annexed hereto from Commercial Planned Local (CPL) to Second Density Residential Zone (R2) and Fourth Density Residential Zone (R4G)
2. Notwithstanding the provisions of Section 304-3 “Definitions” of the Etobicoke Zoning Code, the following development standards and definitions shall now be applicable to the lands identified on Schedule ‘A’ attached hereto:

A. Definitions

- (i) Hard Landscaping: For the purposes of this By-law, “hard landscaping” shall constitute stone, brick, interlocking concrete pavers and/or patterned impressed concrete.
- (ii) Soft Landscaping: For the purposes of this By-law, “soft landscaping” shall constitute sod and/or gardens.
- (iii) Minor Projections: For the purposes of this By-law, “minor projections” mean building elements which may project from the main wall of the building, including chimney breasts, roof eaves, bay windows, railings, cornices, guard rails and balustrades.
- (iv) Exterior Side Yard: For the purposes of this By-law “exterior side yard” means the side yard that abuts a municipal road or the boundary of the property with the municipal address of 50 Firwood Crescent in 2011.
- (v) Interior Side Yard: For the purposes of this By-law “interior side yard” means any other side yard.

B. Permitted Uses

No building or structures shall be erected or used on the Lands, except for the following uses:

- (i) Only townhouse dwellings and/or semi-detached dwellings are permitted in the area with a zone symbol of R4G.
- (ii) Only single-detached dwellings are permitted in the areas with a zone symbol R2.
- (iii) A temporary sales office for the purpose of marketing and sales of units related to the development on the lands identified in Schedule “A” shall be permitted and shall be exempt from all development standards listed in this By-law or the Zoning Code

C. Development Standards

	Total for Areas with a zone symbol R2	Area with a zone symbol R4G
Maximum number of townhouse or semi-detached dwellings	Nil	18 (eighteen)
Maximum number of single-detached dwellings	7 (seven)	Nil
Maximum height	9.8 metres	10.0 metres
Minimum lot area	As shown on Schedule “B”	As shown on Schedule “B”
Front yard landscaping (excluding the driveway)	Minimum 60% soft landscaping	Minimum 50% soft landscaping
Minimum front and rear yard setbacks	As shown on Schedule “B”	As shown on Schedule “B”
Minimum frontage	As shown on Schedule “B”	As shown on Schedule “B”
Minimum side yard setback (interior)	As shown on Schedule “B”	As shown on Schedule “B”
Minimum side yard setback (exterior)	As shown on Schedule “B”	As shown on Schedule “B”
Maximum distance a minor projection may extend from a unit	1.0 metres	1.0 metres
Maximum width of driveway	3.0 metres	3.0 metres
Minimum number of parking spaces in attached private garages having internal dimensions of at least 3.0 metres wide by 6.0 metres long	1 (one) per dwelling unit	1 (one) per dwelling unit

Minimum number of private parking spaces in front of the garage having dimensions of at least 3.0 metres wide by 6.0 metres long	1 (one) per dwelling unit	1 (one) per dwelling unit
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3. Within the lands shown with the zone symbol R4G on Schedule “A” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

4. Within the lands shown with the zone symbol R2 on Schedule “A” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

 - (a) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

5. Where the provisions of this By-law conflict with the provisions of the former City of Etobicoke Zoning Code, the provisions of this By-law shall take precedence.

6. Chapter 324, Site Specifics, 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-law:

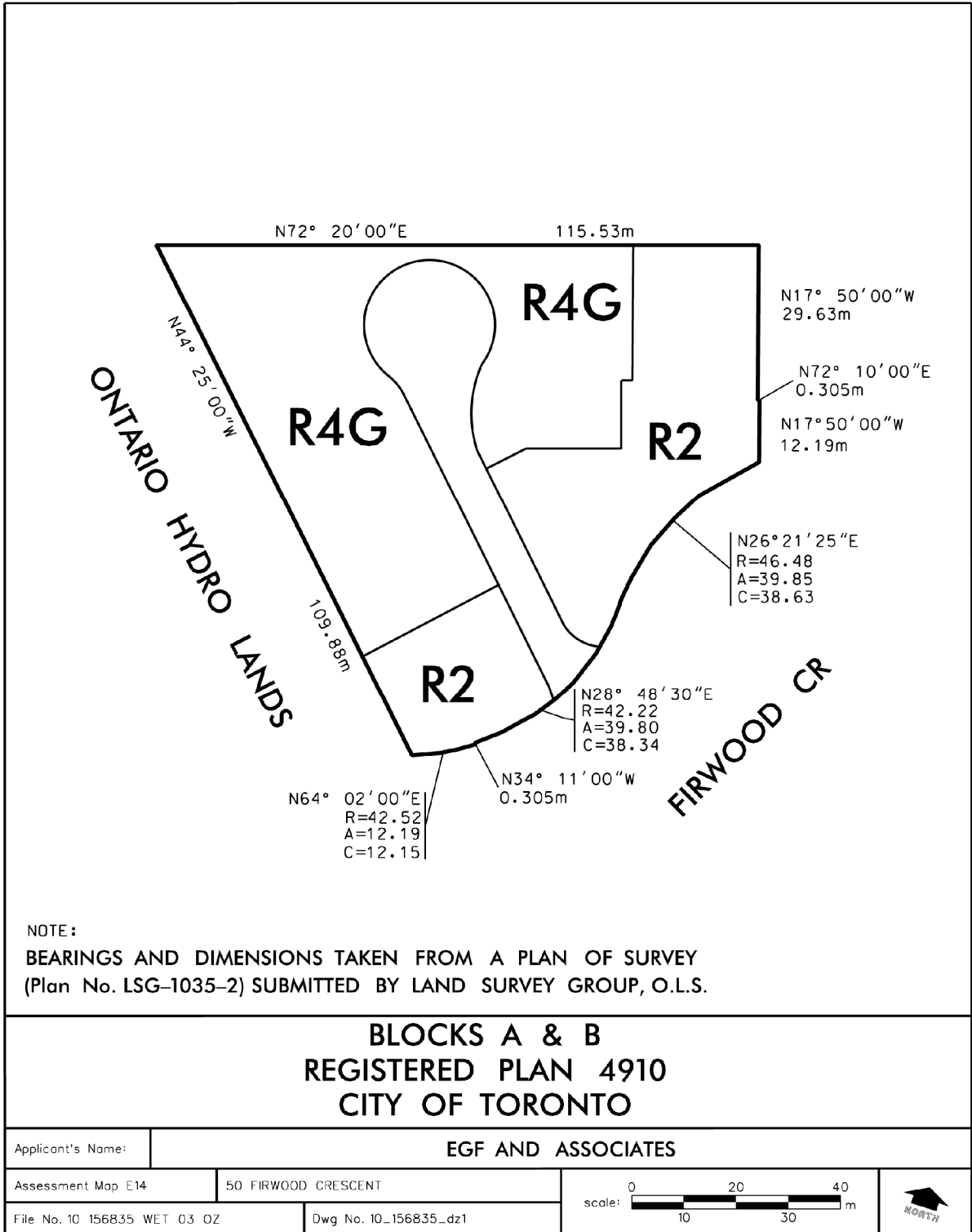
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
~ - 2011	Lands located north and west of Lloyd Manor Road and Firwood Crescent, municipally known as 50 Firwood Crescent.	To rezone the lands from Planned Commercial Local (CPL) to Second Density Residential Zone (R2) and Fourth Density Residential Zone (R4G) to permit up to 18 townhouse and semi-detached dwellings and up to 7 single-detached dwellings, subject to site specific development standards.

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

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



SCHEDULE B

Development Standard	Block or Lot No.	1	2	3	4	5	6	7	8	9	10
Type of Dwellings T=Townhouse or Semi-Detached D= Single Detached		D	D	D	D	D	D	D	T	T	T
Maximum Number of Dwelling Units		1	1	1	1	1	1	1	2	10	6
Minimum lot area (m ²)		330	280	530	270	380	340	240	505	1530	960
Minimum front yard setback (metres)		6.0	6.0	6.7	3.4	7.9	6.6	4.1	7.4	6.0	6.0
Minimum lot frontage per dwelling unit (metres)		14.0	12.0	25.0	13.0	11.0	13.0	10.0	7.0	6.0	6.0
Minimum rear yard setback (metres)		8.0	8.0	8.0	5.0	10.0	8.0	8.0	8.0	6.0	6.0
Minimum side yard setback (interior) (metres)		1.2	1.2	1.2	1.2	1.2	1.2	1.5	1.0	1.0	1.2
Minimum side yard setback (exterior) (metres)		2.0	N/A	N/A	N/A	0.9	3.45	0.9	2.0	N/A	2.0

Note: Blocks and Lots are as illustrated on Schedule C

