

**0 Clemes Drive - Zoning Amendment Application - Preliminary Report**

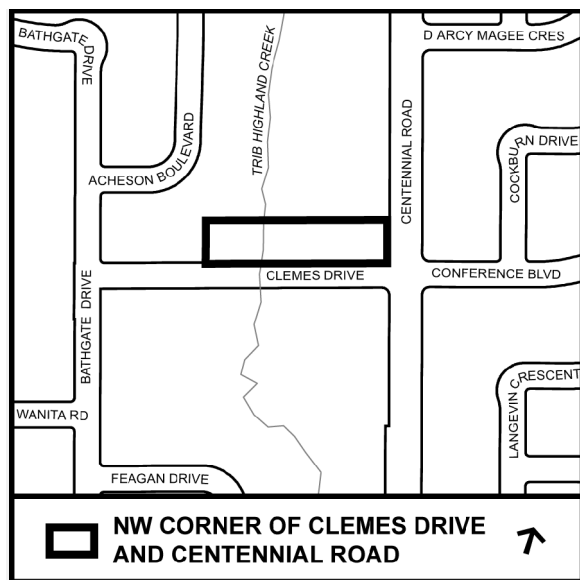
<b>Date:</b>	October 16, 2013
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 44 – Scarborough East
<b>Reference Number:</b>	13 236747 ESC 44 OZ

**SUMMARY**

This application proposes to amend the Centennial Community Zoning By-law, as amended, to permit the construction of seven single-family detached dwellings at the northwest corner of Clemes Drive and Centennial Road, subject to severance.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

The subject application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting is targeted for the second quarter, 2014, provided all required information is submitted in a timely manner and all issues raised during the review process have been satisfactorily resolved.



## **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 0 Clemes Drive 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 of the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

There are no previous development applications pertaining to the subject property. At one time, the property contained a single-family detached dwelling, but that dwelling was demolished around 1981 and the lands have been vacant ever since.

## **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on April 30, 2013, to discuss complete application submission requirements and to identify preliminary issues with the proposal. Preliminary issues included the preservation of mature trees, appropriateness of the proposed lot frontages and the conservation of the ravine lands that bisect the property.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes to amend the Centennial Community Zoning By-law No. 12077, as amended, to rezone the lands from the Agricultural Uses (AG) zone to a Single-Family Residential (S) zone to permit residential uses and to establish minimum lot frontage and area requirements, as well as front and side yard setback provisions to enable the proposed severance of the lands into seven lots for new single-family detached dwellings. Two of the proposed lots would be located to the west of the existing Centennial Creek ravine, and would have lot frontages of 13.5 metres (44.3 feet) and lot areas of 501.6 square metres (5,399.2 square feet) and 507.2 square metres (5,459.5 square feet). The five remaining lots would be located to the east of the ravine and would have lot frontages of 15 metres (49.2 feet) and would have lot areas ranging from 564.7 square metres (6,078.4 square feet) to 601.2 square metres (6,471.3 square feet). All seven lots would front directly onto Clemes Drive.

The application also proposes to rezone the central ravine portion of the lands to a Major Open Spaces (O) zone so that these lands can be conveyed into public ownership. A consent application will be required to facilitate the severance of the existing lot into seven new residential building lots as well as the conveyance of a 2,073.7 square metre (22,321.1 square foot) parcel to the Toronto and Region Conservation Authority (TRCA). For more information, refer to Attachment 1: Concept Site Plan and Attachment 4: Application Data Sheet.

### **Site and Surrounding Area**

The subject lands are located at the northwest corner of Clemes Drive and Centennial Road. The subject property is approximately 0.59 hectares (1.47 acres) in size, and has 157.9 metres (518 feet) of frontage on Clemes Drive and 37.5 metres (123 feet) of frontage on Centennial Road.

The lands are vacant and generally flat except for the steeply sloped Centennial Creek ravine lands that bisect the site in a north-south direction. Centennial Creek is a tributary of the larger Highland Creek watershed system. The ravine portion of the lot is heavily treed, but there is little tree cover on the tableland.

Abutting uses include:

South, East and West: Single-family detached dwellings  
North: St. Brendan Catholic School

### **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 subject lands are designated *Neighbourhoods*, and a central portion of the lands are designated *Parks and Open Spaces Areas – Natural Areas*, within the Toronto Official Plan.

*Neighbourhoods* are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing physical character. Development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular: prevailing building types, size and configuration of lots; setbacks of buildings from the street or streets; prevailing patterns of rear and side yard setbacks and landscaped open space; and continuation of special landscape or built form features that contribute to the unique physical character of a neighbourhood. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

*Parks and Open Space Areas - Natural Areas* are areas to be maintained primarily in a natural state while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and, conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions.

The ravine portion of the subject property is also identified as being part of the Natural Heritage System on Map 9 of the Official Plan. All proposed development in or near the natural heritage system will be evaluated to assess the development’s impacts on the natural heritage system and to identify measures to mitigate negative impacts on and/or improve the natural heritage system.

## **Zoning**

The subject property is currently zoned Agricultural Uses (AG) in the Centennial Community Zoning By-law No. 12077, as amended. The Agricultural Uses (AG) zone is designed to provide temporary use of land pending the extension of storm and sanitary sewers, and other municipal services to provide for more intensive or permanent use of lands.

## **City-Wide Zoning By-law No. 569-2013**

City Council enacted the City-Wide Zoning By-law No. 569-2013 on May 9, 2013. The subject property is not subject to the new Zoning By-law.

## **Site Plan Control**

The subject lands are subject to site plan control, however the form of development is not. A site plan control application is not required for the development of the proposed detached residential dwellings.

## **Ravine Control**

The Ravine Control By-law is applicable to the subject property. The applicant has plotted the limits of the Ravine Control By-law on their drawings (refer to Attachment 1: Concept Site Plan). The applicant has submitted a Natural Heritage Impact Study and Tree Preservation Plan indicating that all trees located within the valley feature will be protected and that no incursion into the dripline of significant vegetation in the ravine will occur, in accordance with the Ravine and Natural Feature Protection By-law.

## **Tree Preservation**

The Natural Heritage Impact Study indicates that a total of three trees are located on the subject site, two of which are subject to the City's Private Tree By-law and the other which is subject to the City's Street Tree By-law. These totals do not include the protected trees located within the area regulated by the Ravine and Natural Feature Protection By-law.

The report indicates that one of the two privately-owned trees and the one City-owned tree are recommended for removal as they are both in poor condition and, both being of the White Ash species, will likely be affected by the emerald ash borer in the near future. The other privately-owned tree is in good condition and is recommended for preservation.

## **Reasons for the Application**

The existing Agricultural Uses (AG) zone does not permit residential uses. The zoning amendment application is necessary to facilitate the creation of seven single-family detached lots and to rezone a central portion of the lands to Major Open Spaces (O) so that these lands can be conveyed into public ownership.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Natural Heritage Impact Study
- Stage 1 and Stage 2 Archaeological Assessments
- Functional Servicing Report
- Slope Stability and Streambank Erosion Study

A Notification of Complete Application was issued on October 11, 2013.

## **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- appropriateness and compatibility of the number and size of the proposed lots;
- appropriateness of the proposed built form and massing;
- building setbacks from the staked top-of-bank and Ravine By-law limit;
- development impacts on, and protection and enhancement of, the adjacent Natural Heritage System;
- location and siting of the dwellings on the lots to be created, including separation distances and buffering between the proposed dwellings and the abutting existing homes; and
- location and width of proposed driveways as it relates to streetscape and tree protection and retention.

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**

Christopher May, Planner  
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E-mail: cmay@toronto.ca

## **SIGNATURE**

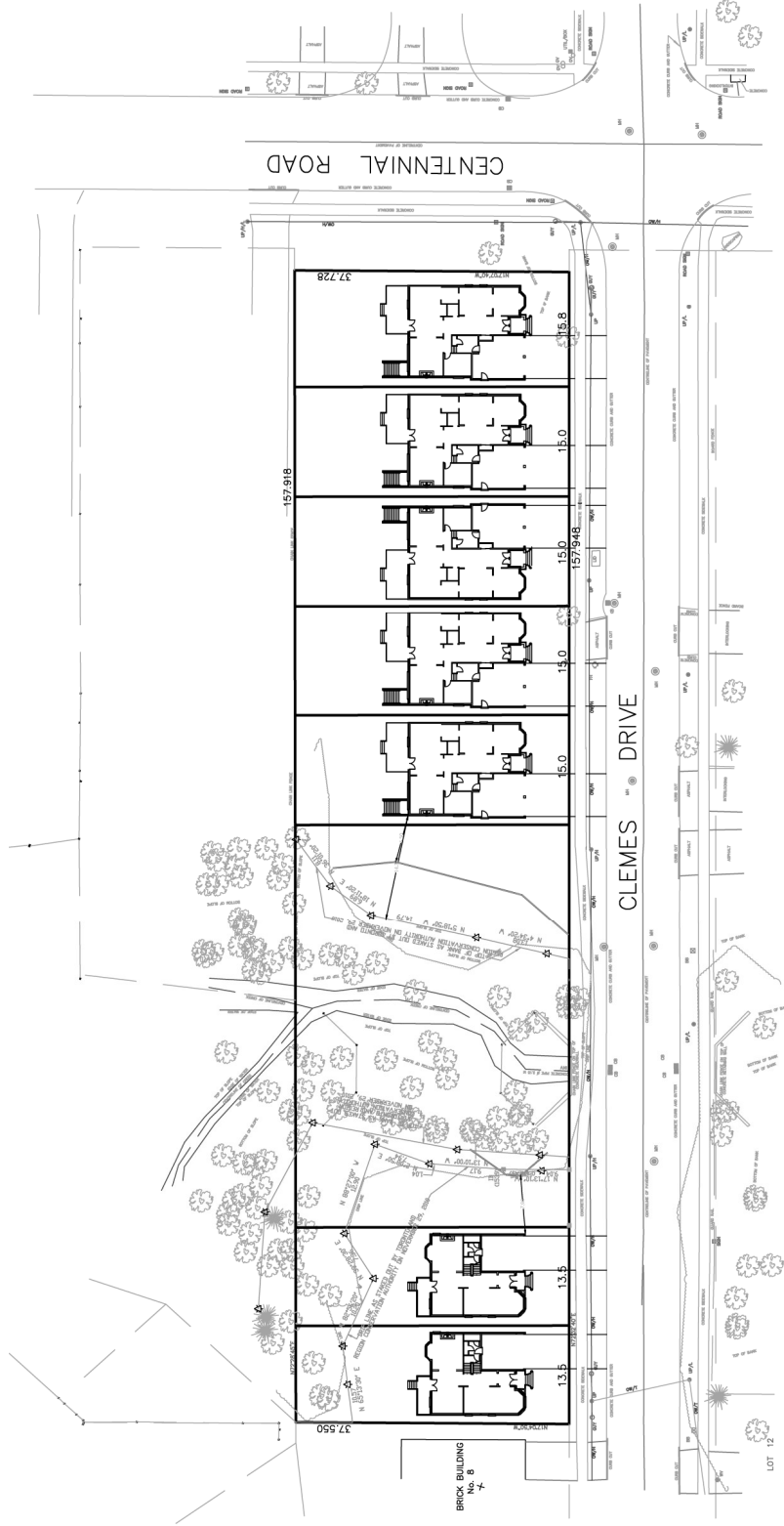
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Raymond David, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Concept Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

**Attachment 1: Concept Site Plan**



**NW Corner of Clemes Road and Centennial Road**

**Concept Site Plan**

Applicant's Submitted Drawing

Not to Scale  
10/03/13

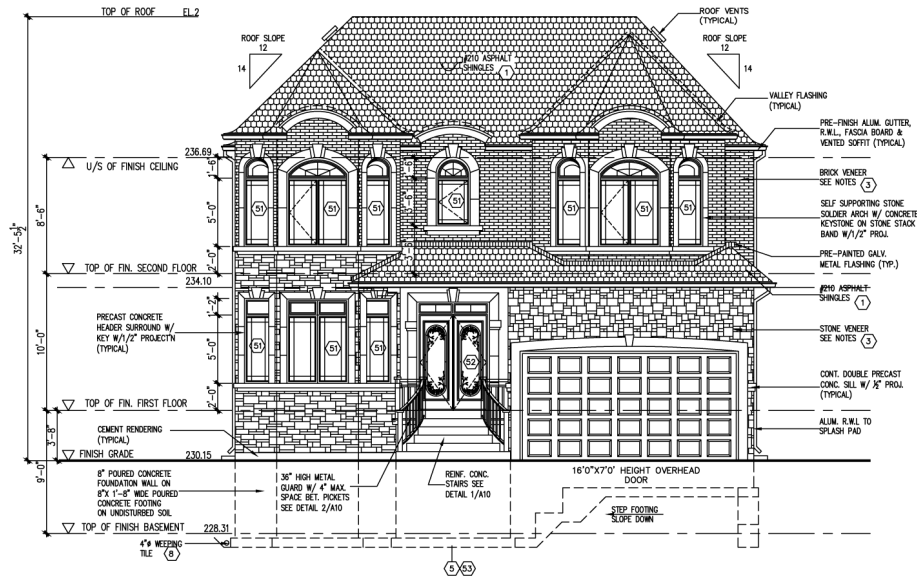


File # 13 236747 ESC 44 0Z

## Attachment 2: Elevations



**15m Lot Frontage  
South Elevation (Clemes Drive)**



**13.5m Lot Frontage  
South Elevation (Clemes Drive)**

### Elevations

### NW Corner of Clemes Drive and Centennial Road

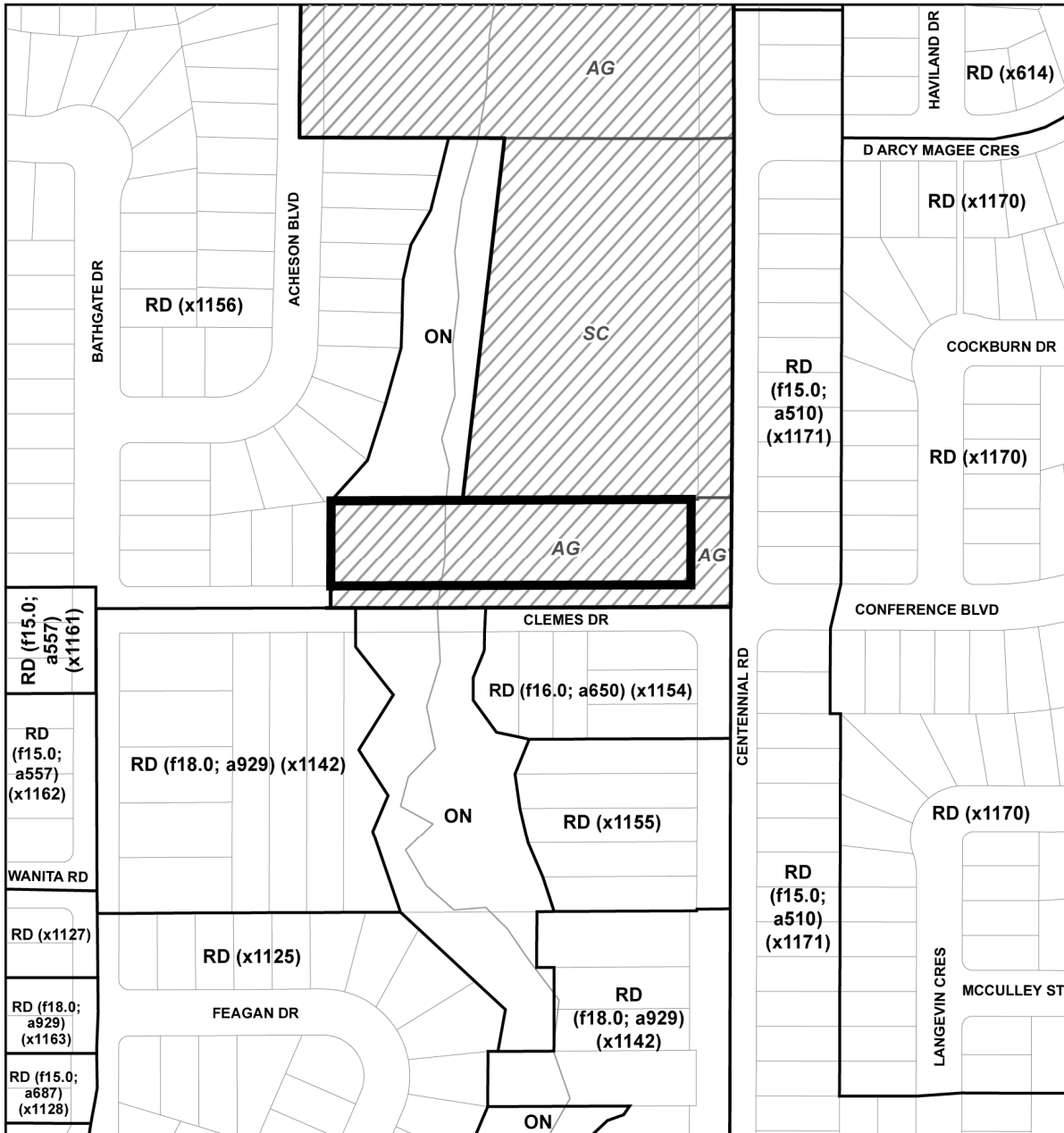
Applicant's Submitted Drawing

Not to Scale  
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### Attachment 3: Zoning




Zoning By-law 569-2013

NW Corner of Clemes Dr. and Centennial Rd.

File # 13 236747 ESC 44 0Z

-  Location of Application
- RD** Residential Detached
- ON** Open Space Natural

-  See Former City of Scarborough Centennial Community Bylaw No. 12077
- SC** School
- AG** Agricultural Uses

  
 Not to Scale  
 Extracted 01/03/2013

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 236747 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	September 17, 2013
Municipal Address:	0 CLEMES DR N S		
Location Description:	CON 1 PT LOT 3 **GRID E4407		
Project Description:	Proposed rezoning from Agricultural to Residential to permit the construction of seven single-family detached dwellings, subject to severance.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
PMG PLANNING CONSULTANTS	JULIUS DE RUYTER		NEWFIN LAND DEVELOPMENT COMPANY LIMITED

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods and Parks & Open Space – Natural Areas	Site Specific Provision:
Zoning:	AG	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	5944	Height:	Storeys:	2	
Frontage (m):	158		Metres:	9.76	
Depth (m):	37.5				
Total Ground Floor Area (sq. m):	0				<b>Total</b>
Total Residential GFA (sq. m):	2340		Parking Spaces:	14	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2340				
Lot Coverage Ratio (%):	0				
Floor Space Index:	0.39				

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	7

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	2340	2340	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Christopher May, Planner</b>
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