

West Lansing Zoning Study Ward 23- Status Report

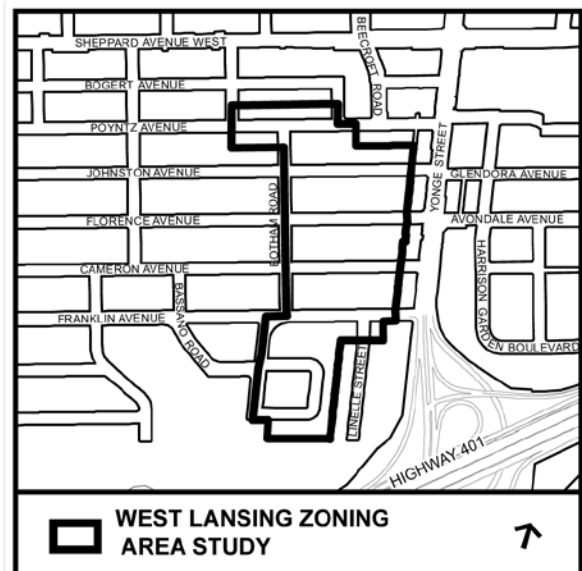
Date:	October 27, 2017
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	17 243614 NPS 00 OZ

SUMMARY

The purpose of this report is to initiate a study in a portion of the area known as the West Lansing Community shown in the key map below for the purpose of determining whether the existing zoning is still representative of the prevailing built form and emerging character.

This report proposes the initiation of a study on zoning matters in a portion of the West Lansing area of Ward 23 and seeks Community Council's directions on further review on proposed City-initiated zoning amendments and a community consultation process.

Over a number of years, the neighbourhood immediately west of Yonge Street and south of Sheppard Avenue West has seen many new infill lots created through applications for consent. As a result, the lotting pattern in this area is evolving, becoming smaller and narrower than what has existed historically. Staff propose to undertake a zoning study to determine if a portion of this area should be rezoned to more accurately reflect the character of the size and configuration of lots within this distinct character area.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within the zoning study area.
3. Notice for the community consultation meeting be given via a newspaper advertisement.
4. 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

This is a City-initiated re-zoning, there have been no previous Council decisions related to this study.

Proposed Zoning Study Area

The area of West Lansing is located south of Sheppard Avenue West and west of Yonge Street within Ward 23 of the City of Toronto. This area is currently characterized by single detached dwellings. This report proposes the study area include the properties between Beaman and Botham Roads to the west, Yonge Street to the east, Poyntz Avenue to the north, and Stuart Crescent to the south. The proposed study area encompasses properties with an evolving character and lotting pattern due to the recent approvals of consent applications through the Committee of Adjustment (COA) and Ontario Municipal Board (OMB).

This zoning study area excludes all properties within the North York Centre Secondary Plan and Sheppard Avenue Commercial Area Secondary Plan boundaries, as a policy framework already exists in these areas.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the Planning Act and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Official Plan

The proposed zoning study area is designated *Neighbourhoods* in the City of Toronto Official Plan.

The Official Plan states that "*Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four-stories."

Development in *Neighbourhoods* will respect and reinforce the existing physical character. Section 4.1 of the Plan outlines the development policies for *Neighbourhoods*. The preamble to the development criteria states "physical changes to our established Neighbourhoods must be sensitive, gradual, and generally 'fit' the existing physical character." Policy 4.1.5 of the development criteria for *Neighbourhoods* requires that "development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- e) setbacks of buildings from the street or streets; and
- f) prevailing patterns of rear and side yard setbacks and landscaped open space.

The Plan states that no changes will be made through re-zoning, minor variance, consent, or other public action that are not in keeping with the character of the neighbourhood.

The Plan also states that "zoning by-laws contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*."

Existing Zoning

Attachments 2 and 3 to this report show the existing zoning for this area under both the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013.

The intent of the zoning by-laws is to regulate the use of the land and built form. Minimum standards for lot frontage and lot area regulate the size of lots to ensure consistent patterns of development and open space. Numerous zoning provisions regulate the size of structure that can be built on these lots.

The entire proposed study area is zoned One-Family Detached Dwelling Zone (R) under Zoning By-law No. 7625 and Residential Detached Zone (RD) under Zoning By-law No. 569-2013. These zones only allow for detached dwellings and ancillary structures. While the entire study area shares the same general zoning, it is further made up of three zoning categories that look to specifically regulate lot frontage and lot area.

Those properties located between Bogert and Florence Avenues and on the south side of Franklin Avenue are zoned One-Family Detached Dwelling Fourth Density Zone (R4) under Zoning By-law No. 7625 and RD(f15.0; a550)(x5) under Zoning By-law No. 569-2013. Both zones require a minimum lot frontage of 15.0 metres and a minimum lot area of 550 square metres.

Those properties located on the south side of Poyntz Avenue, between Beaman Road and Botham Road, on the south side of Cameron Avenue, and south of Franklin Avenue fronting Botham Road and Stuart Crescent are zoned One-Family Detached Dwelling Sixth Density Zone (R6) under Zoning By-law No. 7625 and RD(f12.0;a370) under Zoning By-law No. 569-2013. These zones require a minimum lot frontage of 12 metres and Zoning By-law No. 7625 requires a minimum lot area of 371 square metres and Zoning By-law No. 569-2013 requires a minimum lot area of 370 square metres.

Those properties located on the north side of Cameron Avenue and on the north side of Franklin Avenue are zoned One-Family Detached Dwelling Seventh Density Zone (R7) under Zoning By-law No. 7625 and RD(f9.0;a275) under Zoning By-law No. 569-2013. These zones require a minimum lot frontage of 9.0 metres and Zoning By-law No. 7625 requires a minimum lot area of 278 square metres and Zoning By-law No. 569-2013 requires a minimum lot area of 275 square metres.

The following is a list of some of the other zoning provisions that apply to all zones within the proposed study area:

Zoning Provision	Zoning By-law No. 7625	Zoning By-law No. 569-2013
Building height	<ul style="list-style-type: none"> • 8.8 metres and 2-storeys for pitched roof dwellings (measured from the centreline of the road to the midpoint of the roof) • 8.0 metres and 2-storeys for flat roof dwelling 	<ul style="list-style-type: none"> • 10.0 metres and 2-storeys for pitched roof dwellings (measured from average established grade to top of roof) • 7.2 metres and 2-storeys for flat roof dwellings
Finished first floor height	1.5 metres	1.2 metres
Lot coverage	30%	30%
Front yard setback	<ul style="list-style-type: none"> • R4: 7.5 metres • R6/R7: 6.0 metres 	The average of the front yard setbacks of those buildings on abutting lots
Rear yard setback	9.5 metres	The greater of: <ul style="list-style-type: none"> • 7.5 metres; or • 25% of the lot depth
Side yard setback	<ul style="list-style-type: none"> • R4: 1.8 metres • R6/R7: 1.2 metres or 1.8 	<ul style="list-style-type: none"> • 1.8 metres if Exception 5 applies to the property

Zoning Provision	Zoning By-law No. 7625	Zoning By-law No. 569-2013
	metres for lots with a frontage of 15 metres or greater	<ul style="list-style-type: none"> • If Exception 5 is not applicable, the following setbacks are required: <ul style="list-style-type: none"> ○ 0.9 metres if the required lot frontage is 6.0 to 12.0 metres; ○ 1.2 metres if the required lot frontage is 12.0 to 15.0 metres; ○ 1.5 metres if the required lot frontage is 15.0 to 18.0 metres •
Building length	<ul style="list-style-type: none"> • R4: 16.8 metres • R6/R7: 15.3 metres 	17.0 metres

Comments

Recent Committee of Adjustment and Ontario Municipal Board Approvals

Staff undertook an analysis of the consent applications approved by the COA and the OMB in the proposed study area over the last 17 years.

Lot Frontage and Lot Area

There have been 23 approved severance applications by either the COA or OMB permitting the creation of lots with frontages of approximately 7.6 metres and lot areas of approximately 300 square metres within the proposed study area. Despite the underlying zone in which these lots are located, there is a trend towards the creation of lots with significantly smaller lot frontages and lot areas than what are currently permitted by the in-force zoning. This trend is almost entirely contained within the boundaries of the proposed zoning study area. A re-zoning of the proposed study area may reduce the number of minor variance applications for reduced lot frontages and lot areas, and would improve the efficiency of staffing resources by reducing the number of appeals to the recently created Toronto Local Appeal Body (TLAB).

Staff recommend further analysis be conducted to determine if the lots within the boundaries of the proposed zoning study area should be re-zoned to better reflect the evolving character of the area and those lots that are existing, and to provide a more realistic development standard that reflects the distinct character area that has developed.

Staff also recommend review of other zoning provisions within the proposed study area, such as minimum side yard setbacks requirements, be conducted in order to better guide appropriate construction of dwellings on these newly created lots.

Staff are aiming to report to North York Community Council with a final report in the second quarter of 2018.

CONTACT

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SIGNATURE

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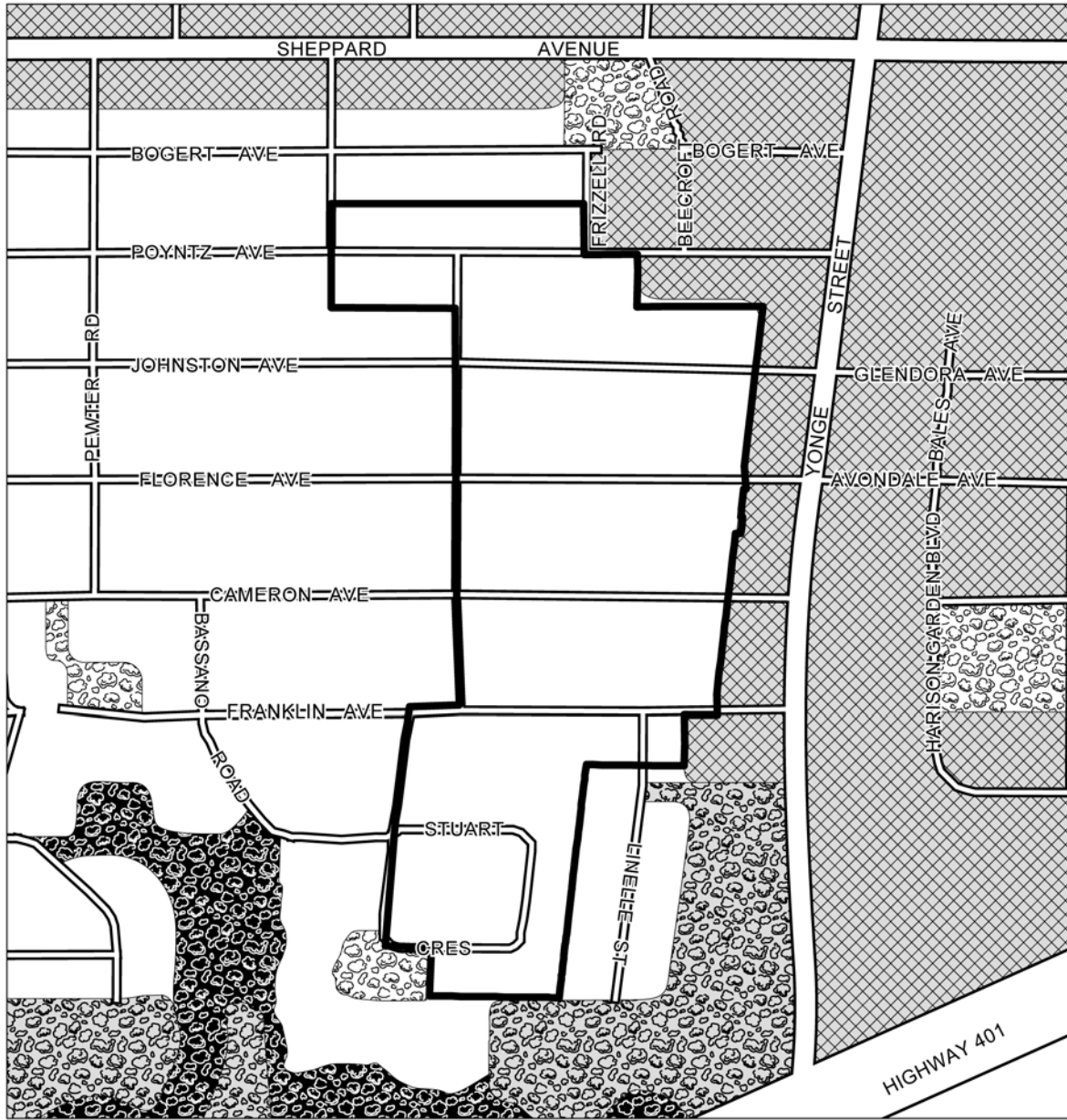
ATTACHMENTS

Attachment 1: Official Plan Map

Attachment 2: Existing Zoning- Zoning By-law No. 7625

Attachment 3: Existing Zoning- Zoning By-law No. 569-2013

Attachment 1: Official Plan Map



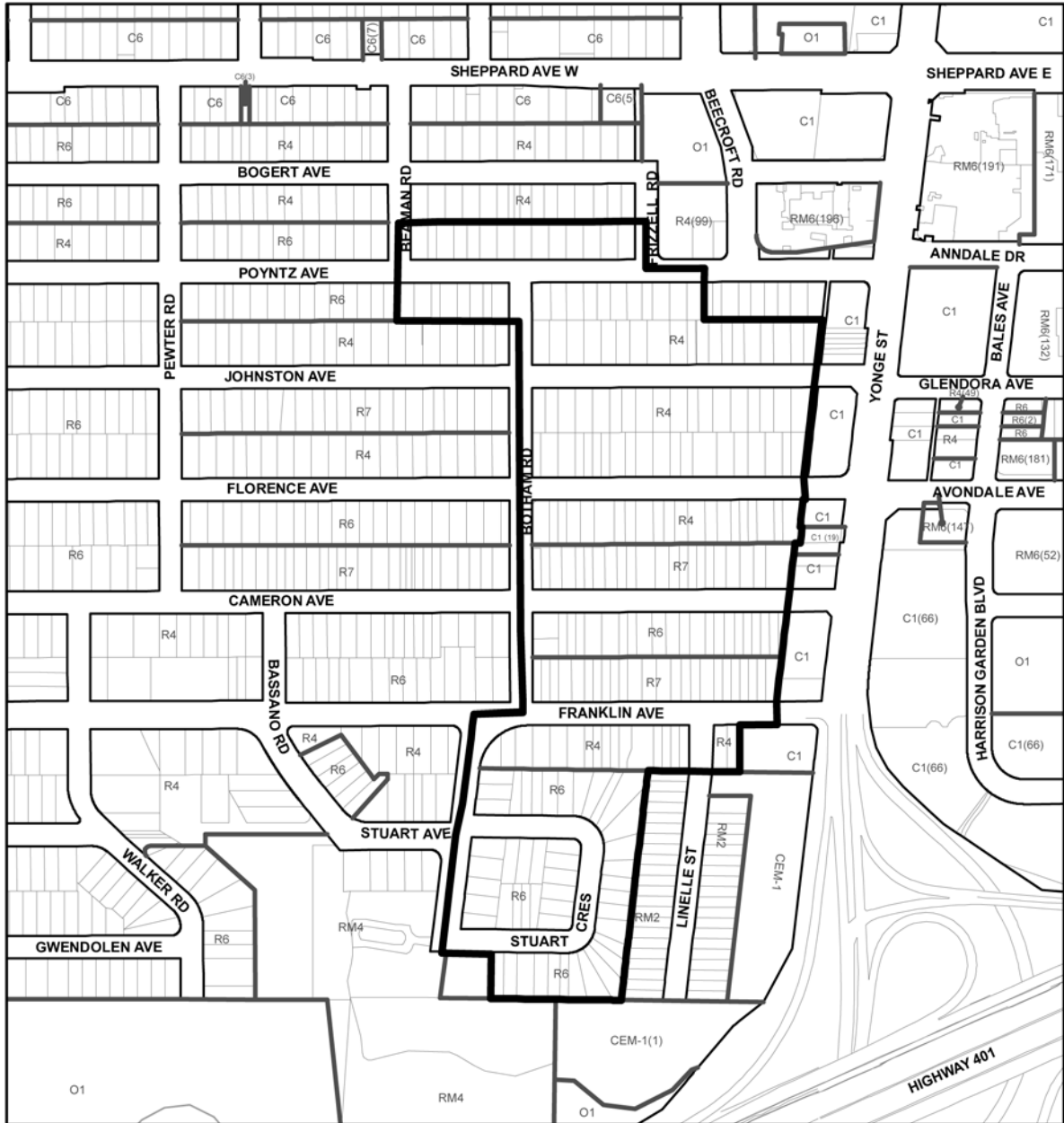
TORONTO
Extract from Official Plan

West Lansing Zoning Area Study

	Site Location		Parks & Open Space Areas
	Neighbourhoods		Natural Areas
	Apartment Neighbourhoods		Parks
	Mixed Use Areas		Other Open Space Areas


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Attachment 2: Existing Zoning- Zoning By-law No. 7625



Zoning By-Law No. 7625

West Lansing Zoning Area Study

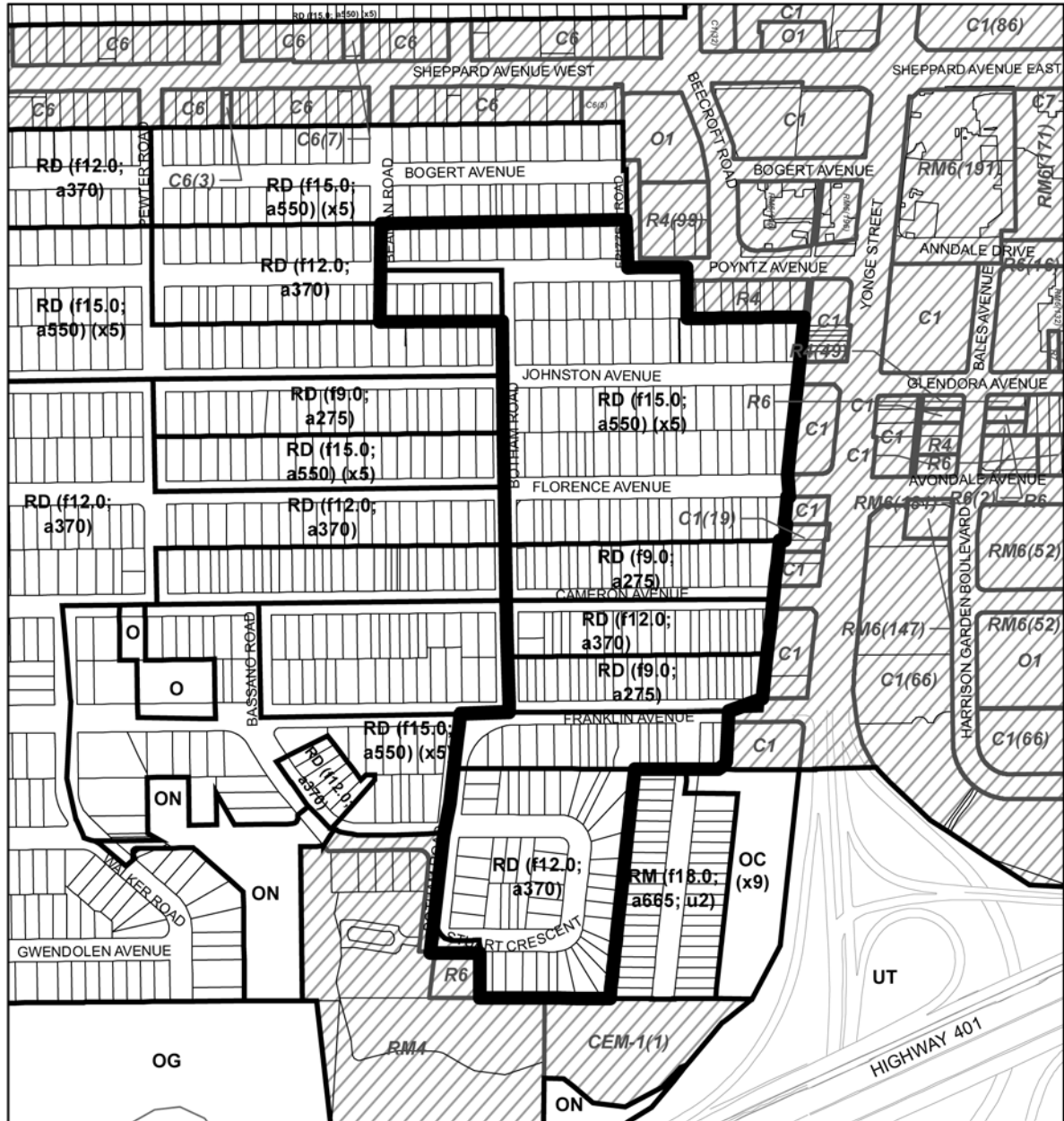
- Location of Application
- R4** One-Family Detached Dwelling Fourth Density Zone
- R6** One-Family Detached Dwelling Sixth Density Zone
- R7** One-Family Detached Dwelling Seventh Density Zone
- RM4** Multiple-Family Dwellings Fourth Density Zone
- RM6** Multiple-Family Dwellings Sixth Density Zone

- C1** General Commercial Zone
- C6** Special Commercial Area Zone
- O1** Open Space Zone
- CEM-1** General Cemetery Zone



Not to Scale
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Attachment 3: Existing Zoning- Zoning By-law No. 569-2013



Zoning By-Law No. 569-2013

West Lansing Zoning Area Study

Location of Application

- RD Residential Detached
- RM Residential Multiple
- O Open Space
- ON Open Space Natural
- OG Open Space Golf Course
- OC Open Space Cemetery
- UT Utility and Transportation

See Former City of North York By-Law No. 7625

- R4 One-Family Detached Dwelling Fourth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- C6 Special Commercial Area Zone
- O1 Open Space Zone
- CEM-1 General Cemetery Zone



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