

**City-Initiated Zoning By-law Amendment- West Lansing
Zoning Study Ward 23 – Final Report**

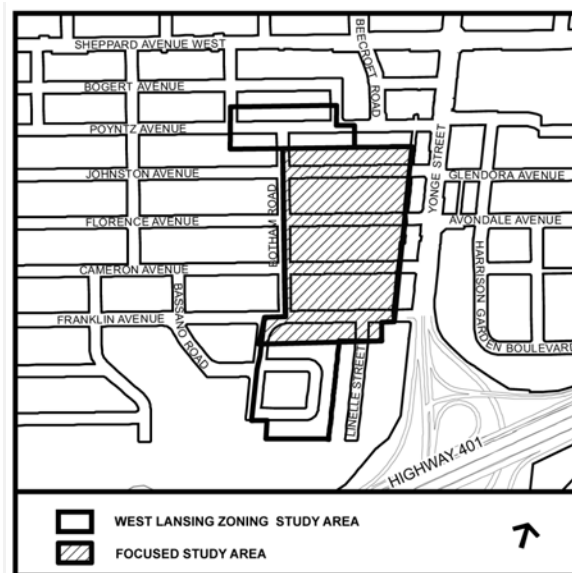
Date:	April 13, 2018
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 23 – Willowdale
Reference Number:	17 243614 NPS 00 OZ

SUMMARY

On November 14, 2017, North York Community Council adopted Planning staff's recommendation in the West Lansing Zoning Study report from the Director, Community Planning, North York District (October 27, 2017) to undertake a zoning study for a portion of the area known as West Lansing in Ward 23. The intent of the zoning study was to address the evolving lot pattern of the neighbourhood and to determine if a portion of West Lansing should be re-zoned to more accurately reflect the frontage and area of lots that currently exist.

This report summarizes the analysis, community consultation, and findings of the study and recommends the adoption of City-initiated zoning by-law amendments for the area bounded by Johnston Avenue to the north, Franklin Avenue to the south, Yonge Street to the east, and Botham Road to the west (the "Focused Study Area") to permit lots with a minimum lot frontage of 7.5 metres and a minimum lot area of 300 square metres and to amend the minimum side yard setback requirements.

The proposed zoning provisions for a portion of the West Lansing neighbourhood respond to the evolving lot pattern within the Focused Study Area while drawing a line between an area in transition, the Focused Study Area, and the remainder of West Lansing, west of



Botham Road, which has remained relatively stable in terms of lot sizes.

The proposed zoning by-law amendment implements the *Neighbourhoods* and Healthy Neighbourhoods policies of the Official Plan by maintaining and promoting the physical stability of the residential neighbourhood in the Focused Study Area, particularly with respect to lot frontage and lot area. The proposed zoning by-law amendment would direct intensification through minor variance and consent applications to the Focused Study Area where it is most appropriate in the West Lansing neighbourhood, reduce the number of required minor variances for lot size and side yard setbacks, and create new, updated, and clearer zoning regulations which reflect the evolving character of the area.

The City-initiated zoning by-law amendments amend both the former City of North York Zoning By-law No. 7625 and the City-wide Zoning By-law No. 569-2013.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to the report dated April 13, 2018.
2. City Council amend Zoning By-law No. 569-2013 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to the report dated April 13, 2018.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on November 14, 2017, North York Community Council considered West Lansing Zoning Study Ward 23- Status Report. The report provided preliminary information for the study including the boundaries of the study area, the existing policy context, and the issues to be reviewed. The report can be found at:

<https://www.toronto.ca/legdocs/mmis/2017/ny/bgrd/backgroundfile-108558.pdf>

Community Council adopted staff's recommendations to host a community consultation meeting together with the Ward Councillor. Community Council's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY26.16>

ISSUE BACKGROUND

West Lansing, like many other neighbourhoods in the City of Toronto, has experienced an increase in minor variance and consent (lot severance) applications over the last 10 years. The approved severances in the area by the Committee of Adjustment (COA) and Ontario Municipal

Board (OMB) have led to lots that are smaller in size than what is permitted under the zoning by-laws. For a portion of West Lansing, typically closer to Yonge Street, a lot with a frontage of 15.24 metres and a lot area of approximately 600 square metres can be severed to create two lots with frontages of approximately 7.62 metres and lot areas of approximately 300 square metres. While this pattern of consent is most commonly proposed, there have also been applications that contemplate the severance of larger lots resulting in lots that have a slightly larger lot frontage than 7.62 metres. These applications are typically concentrated within the first block west of Yonge Street, between Johnston and Franklin Avenues. This type of development is proposed through a consent application to facilitate the division of land and applications for minor variance to facilitate the construction of new dwellings on the newly created lots. Planning staff review these applications on a site by site basis, often requesting revisions to designs and recommending conditions of approval to ensure the proposed development is in keeping with the character of the neighbourhood and immediate street.

The proposed City-initiated zoning by-law amendments will amend the as-of-right lot size permissions to allow for lots with a minimum lot frontage of 7.5 metres and a minimum lot area of 300 square metres. The zoning by-law amendments also amend the minimum side yard setback requirement to 0.9 metres for one side yard setback and 1.2 metres for the other side yard setback for lots with a frontage of 15 metres or less. The proposed zoning provisions more accurately reflect the existing and emerging lot pattern of the Focused Study Area and are consistent with the in-force and Council-adopted *Neighbourhoods* policies within the Official Plan.

The intent of the proposed zoning by-law amendments is to direct intensification to the Focused Study Area, where it is most appropriate, preserve the shape and feel of the broader West Lansing neighbourhood, and ensure that new development respects the existing physical character of the area.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") 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 provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth 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.

Section 2.2.2 Delineated Built-Up Areas of the Growth Plan directs municipalities through Policy 2.2.2.4 to develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas to identify the appropriate type and scale of

development and transition of built form to adjacent areas. This is to be implemented through official plan policies and designations and updated zoning.

Section 2.2.4 Transit Corridors and Station Areas of the Growth Plan prioritizes planning for major transit station areas (MTSAs) and priority transit corridors. Major transit station areas are defined as the area including and around any existing or planned higher order transit station or stop within a settlement area. Major transit station areas are generally defined as the area within an approximate 500 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan has identified minimum density targets for major transit station areas on priority transit corridors or subway lines. The Growth Plan states that land uses and built form that would adversely affect the achievement of the minimum density targets will be prohibited.

The Growth Plan builds upon the policy foundation provided by the PPS 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.

In accordance with Section 3 of the Planning Act, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of these Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

The City's Official Plan designates the lands within the Focused Study Area as *Neighbourhoods* on Map 16- Land Use Plan. *Neighbourhoods* are considered physically stable areas and are made up of low scale residential uses along with parks, schools, and local institutions.

The Healthy Neighbourhoods policies of the Official Plan, found in Chapter 2.3.1, indicate that while some physical change will occur in our established neighbourhoods over time as enhancements, additions, and replacement housing occur on individual sites, a cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood. The stability of the physical character of *Neighbourhoods* is one of the keys to Toronto's success.

Chapter 4.1, "*Neighbourhoods*" includes policies and development criteria to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally 'fit' the existing physical character. The development criteria listed in Policy 5 states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, in particular:

- a) Patterns of streets, blocks and lanes, parks and public building sites;
- b) Size and configuration of lots;
- c) Height, massing, scale and dwelling type of nearby residential properties;
- d) Prevailing building type(s);
- e) Setbacks of building from the street or streets;
- f) Prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) Continuation of special landscaped or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) Conservation of heritage buildings, structures and landscapes.

Policy 5 states that 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.

Policy 8 states that "zoning by-laws will 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*."

Official Plan Amendment (OPA) 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted OPA 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods*, and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

Most relevant to the West Lansing Zoning Study, OPA 320 has refined the *Neighbourhoods* development criteria by adding the word prevailing to each of the criterion. Criterion 'B' of Policy 4.1.5 has been revised to read "prevailing size and configuration of lots." Prevailing has been defined in OPA 320 as the most frequently occurring.

OPA 320 also adds a new section to Policy 4.1.5 that provides direction on how to delineate a geographic neighbourhood and instructs that when reviewing new development within *Neighbourhoods*, the contextual analyses should take into consideration the existing physical

character of the properties in the same block that also face the same street as the development site and then the existing character of a nearby larger neighbourhood area should also be taken into consideration. This would allow for a better understanding of the prevailing neighbourhood character, which should be taken into account in the review of development projects in established neighbourhoods.

The Minister of Municipal Affairs approved and modified OPA 320 on July 14, 2016. OPA 320 has been appealed in its entirety to the OMB. As a result, OPA 320 policies are relevant but not determinative in terms of the Official Plan policy framework, but inform the City's position on the proposed City-initiated zoning by-law amendments and also represent the Ministry-approved policy on appropriate built form.

More information related to OPA 320 can be found at:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>

Zoning

Attachments 2 and 3 to this report show the existing zoning of the Focused Study 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 Focused Study Area is regulated under the general provisions of the 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 Focused 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 Johnston and Florence Avenues and 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 Cameron Avenue 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 Focused 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 metres for lots with a frontage of 15 metres or greater 	<ul style="list-style-type: none"> • 1.8 metres if Exception 5 applies to the property • 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

The proposed zoning by-law amendments maintain the permissions of the current zoning by-laws to only permit single detached dwellings and ancillary structures, however, staff are proposing changes to the current zone labels to allow for smaller lots.

As previously identified, the Focused Study Area is regulated under the general provisions of the One-Family Detached Dwelling Zone (R) under Zoning By-law No. 7625 and Residential Detached Zone (RD) under Zoning By-law No. 569-2013. The Focused Study Area is then broken down into three zoning categories under each zoning by-law that regulate the minimum lot frontage and lot area requirements.

The proposed zoning by-law amendment to Zoning By-law No 7625 would rezone the Focused Study Area from the R4, R6, and R7 zones to a new zone label of R7(118). The new zone, R7(118), will permit a minimum lot frontage of 7.5 metres and a minimum lot area of 300 square metres. A minimum side yard setback of 0.9 metres for one side yard setback and 1.2 metres for the other side yard setback will be required for lots with a frontage of less than 15 metres and a minimum side yard setback of 1.5 metres will be required for lots with a frontage of 15 metres or greater.

Similarly, the proposed zoning by-law amendment to Zoning By-law No. 569-2013 would rezone the Focused Study Area from the RD(f9.0; a275), RD(f12.0; a370), and RD(f15.0; a550)(x5) to a new zone label of RD(f7.5; a300). The RD(f7.5; a300) zone contemplates the same amendments as the R7(118) zone of Zoning By-law No. 7625.

Community Consultation

A Community Consultation meeting was held on March 6, 2018 with City Planning staff, in consultation with the Ward Councillor, to discuss the proposed study area, scope of the study, and the proposed zoning by-law amendments. The meeting was attended by approximately 35 residents and members of the development community. City Planning staff presented the existing policy framework and an overview of the issue. A variety of concerns were raised in the meeting, including:

- The inclusion of Poyntz Avenue and Stuart Crescent in the study area by residents as they felt the character of these streets is different than the remainder of the study area;
- Members of the development community felt the study boundaries should have been expanded west to Pewter Road to further increase development opportunities in the neighbourhood;
- How amending the zoning of the study area would impact the development of properties on Yonge Street; and
- If the zoning by-law amendments contemplated the permission of non-residential uses within the study area.

COMMENTS

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. The West Lansing Zoning Study looked at all residential properties generally bounded by Poyntz Avenue to the north, Stuart Crescent to the south, Yonge Street to the east, and Beaman/Botham Roads to the west (refer to the Key Map on page 1 of this report).

Staff's review and analysis of the lot pattern and consent applications within the study area found that the overwhelming majority of smaller lots are concentrated within the Focused Study Area.

The Focused Study Area consists of all the residential properties generally bounded by Johnston Avenue to the north, Franklin Avenue to the south, Yonge Street to the east, and Botham Road to the west and is characterized by one and two-storey single detached dwellings, some of which date back to the 1920s and 1930s, in a variety of architectural styles. Reinvestment into this portion of the neighbourhood has been facilitated through replacement dwellings and consent applications. As a result of numerous COA and OMB decisions approving the severance of lots, the lot pattern has evolved from wider lots to lots with narrower frontages. Over time, the lots with narrower frontages have become the character within this Focused Study Area.

Following community input, further analysis conducted by Planning staff determined that Poyntz Avenue should be excluded from the Focused Study Area because the lot pattern of Poyntz Avenue has not evolved in the same way as other streets within the Focused Study Area. As such, smaller lots on Poyntz Avenue do not respect and reinforce the existing character of Poyntz Avenue. There are currently only three lots with a frontage of 7.62 metres found on Poyntz Avenue, east of Beaman Road. These lots were not created by consent but are historic, dating back to the original plan of subdivision. Further, those properties south of Franklin Avenue, fronting Botham Road and Stuart Crescent were also excluded from the Focused Study Area. A number of properties fronting Botham Road have lot frontages that are less than 15.0 metres, meaning if they were to sever, they would create lots that are smaller than the character of lots within the Focused Study Area. Additionally, a number of properties fronting Stuart Crescent are irregular, pie-shaped lots, meaning the properties have narrow lot frontages and widen towards the rear of the property. The narrow nature of these lots restricts their ability to sever and create lots that respect the existing character of lot size and configuration.

Despite interest from the development community to expand the study boundaries further west to Pewter Road, Planning staff have maintained their opinion that lots west of Botham Road have not evolved in the same way as the Focused Study Area. Small lots west of Botham Road to Pewter Road would not respect and reinforce the character of the lots that currently exist.

Should all the remaining 15.24 metre lots within the Focused Study Area sever into two, a total of 38 new lots would be created.

Purpose of the Proposed Zoning By-law Amendments

The purpose of the proposed zoning by-law amendments with respect to amending the minimum lot frontage, lot area, and side yard setback requirements for properties within the Focused Study Area are to:

- Update the current zoning of the Focused Study Area to a zone that better respects and reinforces the existing lot frontage and area;
- Allow for intensification in the Focused Study Area where it is most appropriate within the West Lansing neighbourhood; and
- Update the current zoning to allow for narrower side yard setbacks that maintain the prevailing side yard setback patterns of the Focused Study Area.

As part of the West Lansing Zoning Study, staff did not look at amending other zoning provisions under either Zoning By-law No. 7625 or Zoning By-law No. 569-2013 as a majority of minor variance applications for new dwellings on newly severed lots within the Focused Study Area propose very few variances in addition to the lot size and side yard setback variances. In addition, the proposed zoning by-law amendments maintain the permissions of the current zoning by-laws to only permit single detached dwellings and ancillary structures.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

The proposed City-initiated zoning by-law amendments have been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of the Report.

Staff have determined that the proposed zoning by-law amendments are consistent with the PPS and conforms to, and does not conflict with the Growth Plan, as follows:

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The City through its Official Plan has designated the Focused Study area as *Neighbourhoods*. In doing so, the *Neighbourhoods* policies and zoning permissions regulate the planning permissions within these areas. A fundamental policy for *Neighbourhoods* is respecting and reinforcing the existing character. In staff's review of the broader study area, it was found that the existing zoning no longer reflects the character of the Focused Study Area.

As directed by the PPS through Policy 1.1.3.3, "Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where it can be accommodated, taking into account existing building stock or areas, the availability of suitable existing or planned infrastructure and public service facilities required to accommodate project needs." Under Policy 1.2.1.a, a municipality has a responsibility to take a coordinated, integrated, and comprehensive approach to manage growth and development.

The PPS has determined through Policy 4.7 that the Official Plan is the most important vehicle to implement the objectives of the PPS and Policy 4.8 states that zoning by-laws are important tools for implementation of the PPS. As demonstrated in this report, the proposed changes to the zoning by-laws conforms to the cornerstone policy that the existing neighbourhood character is respected and reinforced, both within the Focused Study Area and the broader West Lansing neighbourhood.

By directing intensification to the Focused Study Area, the City can better manage growth and development within the West Lansing neighbourhood in a comprehensive manner. The proposed zoning by-law amendments will promote opportunities for intensification only where it is appropriate.

The proposed zoning by-law amendments are consistent with the development promoted by the PPS, and efficiently use the existing infrastructure and public services. The proposed amendments are consistent with the PPS, as required by Section 3 of the *Planning Act*.

The Growth Plan of the Greater Golden Horseshoe

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. The Plan encourages intensification and redevelopment in urban areas which provide a healthy, liveable, and safe community. While the Growth Plan expects the majority of growth to occur in growth centres, such as the *Centres* and *Downtown* areas identified in the Official Plan, intensification can occur elsewhere in other areas of the City, where permitted.

The Growth Plan directs municipalities through 2.2.2.4 a) to encourage intensification generally to achieve the desired urban structure, b) identify the appropriate type and scale of development and transition of built form to adjacent areas, d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities, and f) be implemented through updated zoning.

The Growth Plan directs municipalities to development strategies that help achieve intensification throughout the delineated built up areas. The City of Toronto is on target to meet and exceed the required minimum intensification targets identified by the Growth Plan. Of relevance to the West Lansing Zoning Study, Growth Plan Policy 2.2.2.4.b requires municipalities to identify the appropriate type and scale of development and transition of built form to adjacent areas and Policy 2.2.2.4.f states that this will be implemented through updating zoning.

Of relevance to the West Lansing Zoning Study but not determinative of the proposed zoning by-law amendments, are the policies contained within Section 2.2.4 Transit Corridors and Station Areas within the Growth Plan. The Growth Plan defines major transit station areas as the area including and around any existing or planned higher order transit station or stop within a settlement area. Major transit station areas are generally defined as the area within an approximate 500 metre radius of a transit station, representing about a 10-minute walk. While a majority of the Focused Study Area falls within 500 metres of the Sheppard-Yonge subway station, the southern portion of the Focused Study Area falls outside the 500 metre radius. Policies 2.2.4.6 and 2.2.4.9.d identifies that land use and built form that would adversely affect the achievement of transit-oriented densities will be prohibited. Surrounding the Yonge-Sheppard transit station are lands subject to either the North York Centre Secondary Plan or the Sheppard Avenue Commercial Area Secondary Plan, the latter of which was recently renamed and subsequently amended as the West Lansing Secondary Plan and is currently under appeal to the Local Planning Appeal Tribunal (LPAT). The Focused Study Area is not within the boundary of either Secondary Plan. The City of Toronto's Official Plan identifies *Centres* as areas designated for growth. Growth Plan Policy 5.2.5.8 states that the identification of strategic growth areas and delineated built-up areas are not land use designations and their delineation does not confer land use designations, nor alter existing land use designations. Any development on lands within the boundary of these identified areas remains subject to the relevant provincial and municipal land use planning policies.

The proposed zoning by-law amendments encourage intensification that would allow for an appropriate type and scale of development within the Focused Study Area that is compatible with the existing neighbourhood character. Further, the proposed zoning by-law amendments ensure that lands are zoned and development is designed in a manner that supports the achievement of complete communities, which includes a range of transportation options, and is in a shape and form that appropriately fits within the existing neighbourhood context, while utilizing existing infrastructure, as contemplated by the Growth Plan.

The Growth Plan recognizes that density targets prescribed in Policy 2.2.4.3 cannot be applied indiscriminately to all MTSAs without considering the site and area context and impacts to surrounding land use, particularly in existing built-up areas. Section 1.2.1 Guiding Principles recognizes that the Growth Plan must provide for different approaches to manage growth that recognize the diversity of communities in the Greater Golden Horseshoe.

Therefore, the proposed zoning by-law amendments do not adversely affect the achievement of transit-oriented densities as contained within the policies of the surrounding Secondary Plans and promote a land use and built form in the Focused Study Area that conform to and do not conflict with the Growth Plan, while balancing the objectives of the Official Plan, PPS, and the Growth Plan as a whole.

Toronto Official Plan

The proposed zoning by-law amendments respect and reinforce the existing physical character of the Focused Study Area within the West Lansing neighbourhood.

The Healthy Neighbourhoods policies of the Official Plan look to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood. Incremental changes to a portion of the West Lansing neighbourhood through minor variance and consent applications have resulted in a character that has evolved from its original form to one of smaller lots. The character of the Focused Study Area is distinct from the rest of the neighbourhood. The proposed zoning by-law amendments would update the current zoning to be more consistent with the existing character of this area. In identifying the Focused Study Area as being distinct, staff are of the opinion that there will be greater clarity for consents that may be inappropriate in the rest of the West Lansing area.

The Official Plan states that development in *Neighbourhoods* will respect and reinforce the existing physical character. 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." Of the eight development criteria of Policy 4.1.5, two are relevant to the proposed zoning by-law amendment, those two development criteria include:

- b) size and configuration of lots; and
- f) prevailing patterns of rear and side yard setbacks and landscaped open space.

Size and configuration of lots

Between 2000 and 2018, there have been approximately 27 severance applications that have been approved within the Focused Study Area by the COA and OMB, permitting the creation of lots with lot frontages between 7.6 and 7.8 metres and lots areas between 301 square metres and 307 square metres. These approvals have resulted in a lot pattern that has evolved from large lots to lots with narrower frontages. Of the approximate 177 lots within the Focused Study Area, lots with lot frontages between 7.6 and 7.8 metres and lot areas of approximately 300 square metres are the most frequently occurring. Of all the lots within the Focused Study Area, approximately:

- 39% of lots have frontages of less than or equal to 7.8 metres, 5% of lots have frontages between 7.81 metres and 8.9 metres;
- 23% of lots have frontages between 9.0 metres and 11.9 metres (consistent with the lot frontage requirements of the *R7* and *RD(f9.0; a275)* zones);
- 12% of lots have frontages between 12.0 metres and 14.9 metres (consistent with the lot frontage requirement of the *R6* and *RD(f12.0; a370)* zones); and
- 21% of lots have frontages of 15 metres or greater (consistent with the lot frontage requirement of the *R4* and *RD(f15.0; a550)(x5)* zones).

The current zoning standards applicable to a number of those properties no longer accurately reflects the lot pattern that currently exists. Therefore, to ensure that future development within the neighbourhood is sensitive and gradual, the Focused Study Area should be rezoned to reflect the existing character of this area. The proposed zoning by-law amendments would permit narrower and smaller lots that respect and reinforce the character of the lot frontages and lot areas of the Focused Study Area.

Prevailing patterns of rear and side yard setbacks and landscaped open space

As a result of the evolving lot pattern of the Focused Study Area to lots with narrower frontages, the side yard setback patterns have also evolved. Due to the narrower lots, larger side yard setbacks can no longer be practically achieved. The zoning by-law amendments propose to amend the minimum side yard setback provisions to allow for a minimum side yard setback of 0.9 metres for one side yard setback and 1.2 metres for the other side yard setback for lots with frontages of less than 15 metres. This amendment is consistent with the prevailing side yard setback patterns of the Focused Study Area. An analysis of the side yard setback variances granted in association with consent applications found that a side yard setback of 0.9 metres for one side yard setback and 1.2 metres for the other side was most frequently approved. The proposed amendments to the minimum side yard setback requirements would allow for side yard setback standards that are more proportionate to the prevailing lot size. As a result of the lots evolving to a smaller form, the side yard setbacks have also evolved to become narrower. The proposed side yard setback amendments maintain the intent of side yard setback requirements under the zoning by-laws, as they continue to provide access to the rear yard and maintain adequate separation between dwellings and for corner lots, the street. In addition, minimum setbacks of 0.9 metres and 1.2 metres allow for the existing landscaping patterns between dwellings within the Focused Study Area to be preserved.

The proposed zoning amendments also propose to amend the minimum side yard setback requirements for lots with frontages of 15 metres or greater to 1.5 metres on each side. Currently, Zoning By-law No. 7625 requires a minimum side yard setback of 1.8 metres for lots within the

R4 zone and for lots with a frontage of 15 metres to 18 metres in the *R6* and *R7* zones. For the lots in which Exception 5 under Zoning By-law No. 569-2013 applies, a minimum side yard setback of 1.8 metres is required for all lots regardless of size. Analysis of minor variance decisions associated with the development of new homes on lots with frontages of 15 metres or greater found that the required side yard setback of 1.8 metres was most frequently varied to 1.5 metres. The proposed side yard setback requirements for lots with frontages of 15 metres or greater is consistent with the existing side yard setback patterns of lots of this size.

Policy 8 of the *Neighbourhoods* section of the Official Plan identifies that zoning by-laws are a tool to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*. The proposed zoning by-law amendments will allow for lot severances and zoning standards that are compatible with the physical character of the Focused Study Area.

Conclusion

Planning staff have concluded the West Lansing Zoning Study and are now in a position to recommend amendments to the existing zoning provisions in order to better achieve the intent of the *Neighbourhoods* policies of the Official Plan, in a manner that is consistent with the Provincial Policy Statement and in a manner that conforms to, and does not conflict with, the Growth Plan.

The primary amendment proposed by staff is to update the minimum lot size permissions under both the former City of North York Zoning By-law No. 7625 and the City-wide Zoning By-law No. 569-2013 to allow for lots with a minimum lot frontage of 7.5 metres and a minimum lot area of 300 square metres. These amendments will update the current zoning to better reflect the evolving lot pattern of those properties located with the Focused Study Area.

Staff are of the opinion that other provisions, with the exception of the minimum side yard setback requirements of the zoning by-laws, do not need updating as the new dwellings are generally consistent with the recently adopted regulations of the Residential Detached Zone within Zoning By-law No. 569-2013. In order to update the side yard setback requirements of the Focused Study Area, Planning staff propose amendments to allow for a minimum side yard setback of 0.9 metres for one side yard setback and 1.2 metres for the other side yard setback for lots with a frontage of 15 metres or less and a minimum side yard setback of 1.5 metres for lots with a frontage of 15 metres or greater.

The proposed zoning by-law amendments would direct intensification to the Focused Study Area through consent and minor variances applications, where it is most appropriate within the West Lansing neighbourhood. The zoning by-law amendments would also reduce the number of required minor variances for lot frontage, lot area, and side yard setbacks, and create new, updated, and clearer zoning regulations which reflect the evolving character of the Focused Study Area.

Staff are of the opinion that the proposed zoning by-law amendments are consistent with the Provincial Policy Statement issued under subsection 3(1) of the *Planning Act*, conforms to, and does not conflict with, the Growth Plan for the Greater Golden Horseshoe, and conforms to the City of Toronto's Official Plan.

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Official Plan Map

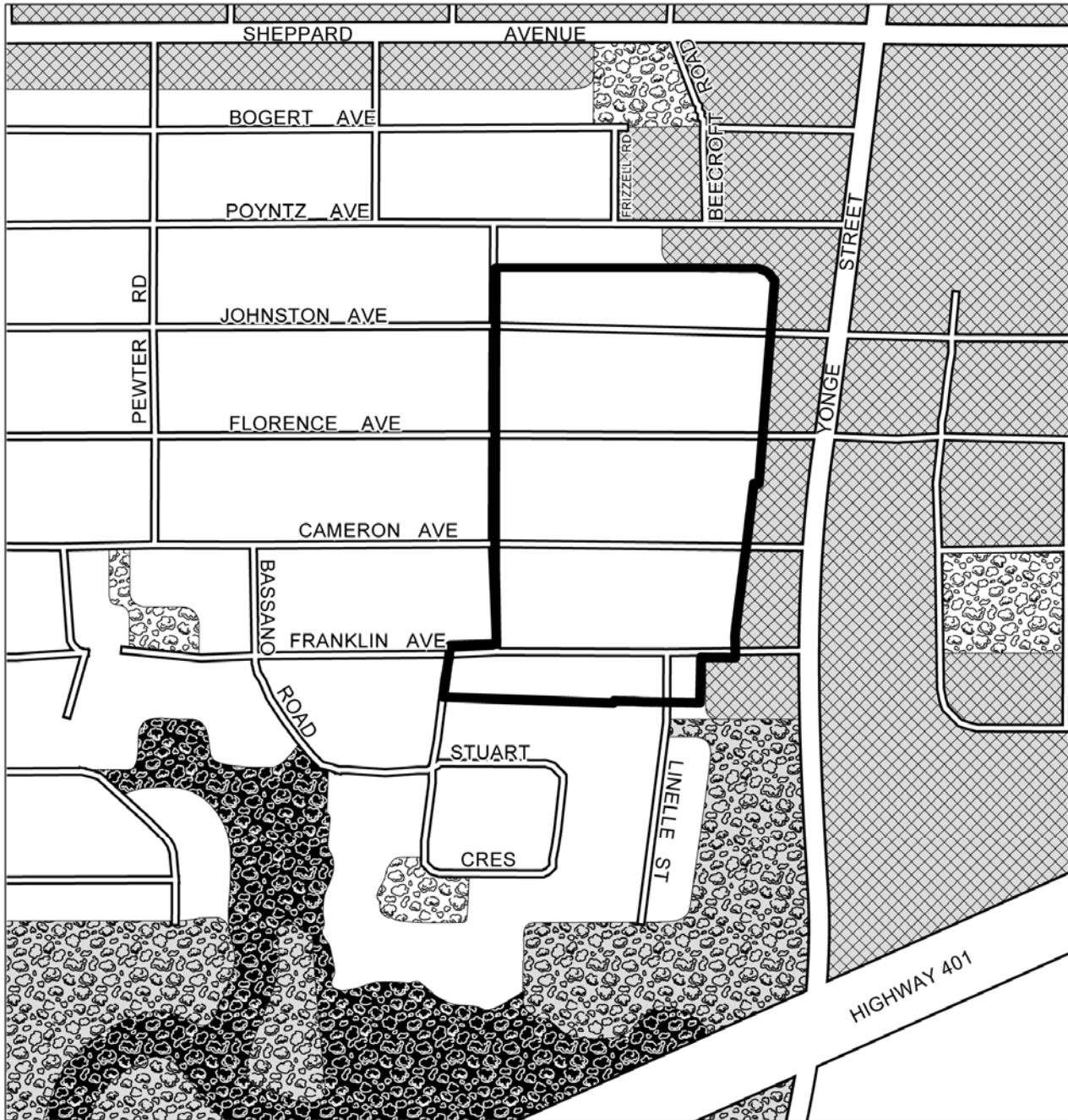
Attachment 2: Existing Zoning- Zoning By-law No. 7625

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

Attachment 4: Draft Zoning By-law Amendment- Zoning By-law No. 7625

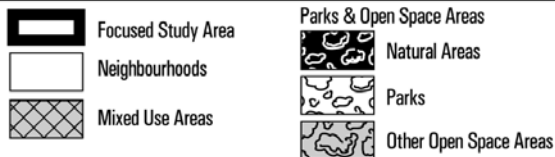
Attachment 5: Draft Zoning By-law Amendment- Zoning By-law No. 569-2013

Attachment 1: Official Plan Map



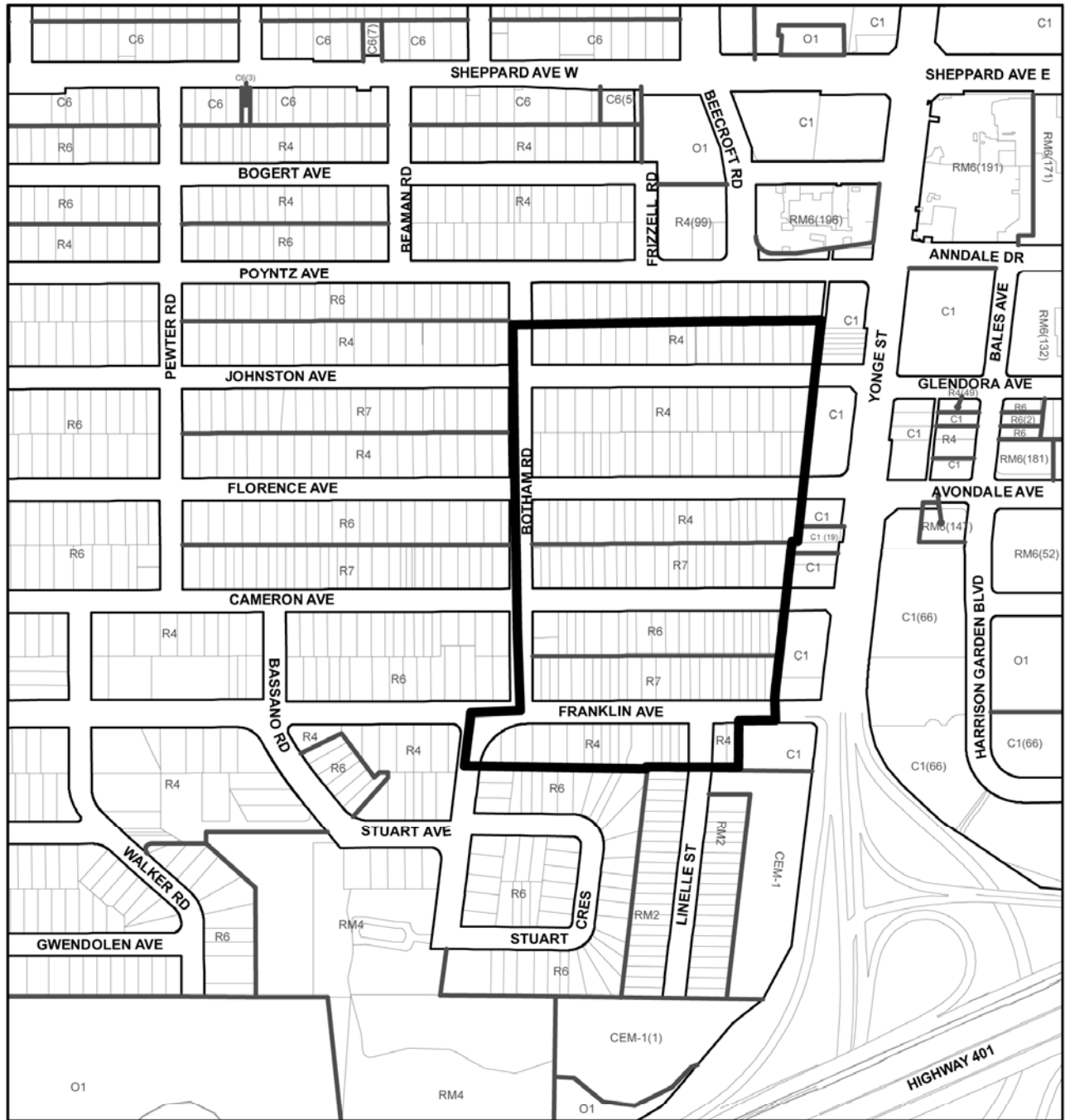
Extract from Official Plan

West Lansing Zoning Area Study




 Not to Scale
 10/19/2017

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



Zoning By-Law No. 7625

West Lansing Zoning Area Study

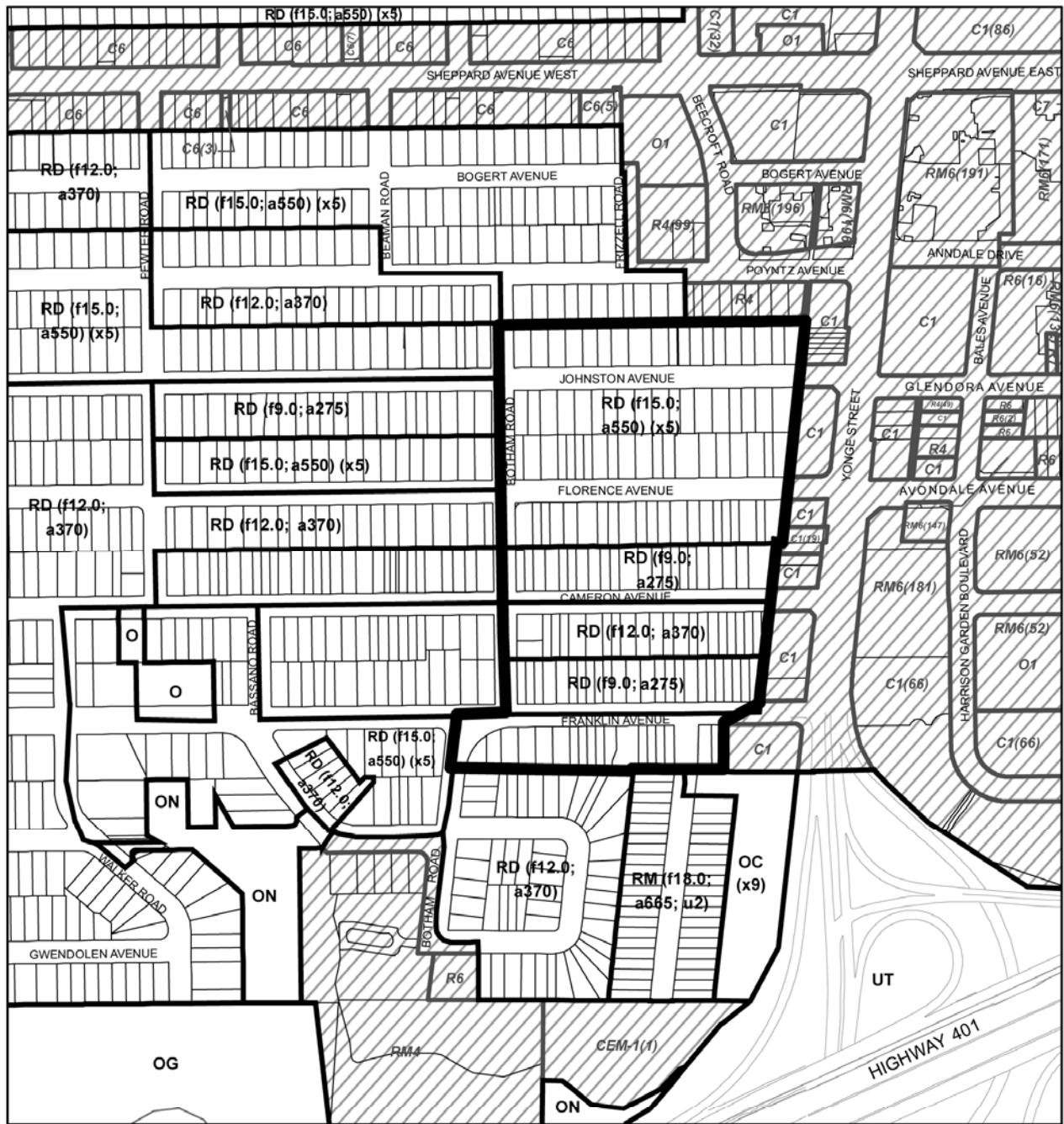
Focused Study Area

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



Not to Scale
Extracted: 03/28/2018

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



Zoning By-Law No. 569-2013

West Lansing Zoning Area Study

Focused Study Area

- 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

Not to Scale
Extracted: 03/28/2018

Attachment 4: Draft Zoning By-law Amendment- Zoning By-law No. 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX-2018]

**To amend ~ Zoning By-law No. ~, as amended, respecting certain lands within the area
known as West Lansing,**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.14 of By-law No. 7625 of the former City of North York is amended by adding the following new subsection:

"64.14- (21) R7 (21)

EXCEPTION REGULATIONS

(a) Permitted Uses

Single detached dwellings and uses accessory thereto shall be permitted.

(b) Lot Area

The minimum lot area shall be 300 square metres.

(c) Lot Frontage

The minimum lot frontage shall be 7.5 metres.

(d) Side Yard Setbacks

(i) For lots with a frontage less than 15.0 metres, the minimum side yard setback shall be 0.9 metres for one side yard setback and 1.2 metres for the

other side yard setback.

- (ii) For lots with a frontage of 15 metres or greater, the minimum side yard setbacks shall be 1.5 metres for each side.

3. Within the lands shown on Schedule "~" 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.

Enacted and passed on this ~ day of ~, 20~.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Attachment 5: Draft Zoning By-law Amendment- Zoning By-law No. 569-2013

Authority: North York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2018]

To amend Zoning By-law No. 569-2013, as amended, respecting certain lands within the area known as West Lansing.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RD(f 7.5; a300)(x559) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 559 so that it reads:

Exception RD (559)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Regulation 10.20.40.70(3), the minimum required **side yard setback**:

- (i) for **lots** with a **lot frontage** of less than 15.0 metres, is 0.9 metres for one **side yard setback** and 1.2 metres for the other **side yard setback** and

(ii) for **lots** with a **lot frontage** of 15.0 metres and greater, is 1.5 metres for each **side yard setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on month ##, 20##.

Frances Nunziata
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

West Lansing Zoning Area Study




City of Toronto By-Law 569-2013
Not to Scale
3/20/2018



 **TORONTO**
Diagram 2

West Lansing Zoning Area Study


 City of Toronto By-Law 569-2013
 Not to Scale
 3/20/2018