



STAFF REPORT ACTION REQUIRED

North Side Sheppard Ave E (lands adjacent to Boydwood Lane) – Zoning and Subdivision Applications - Request for Direction Report

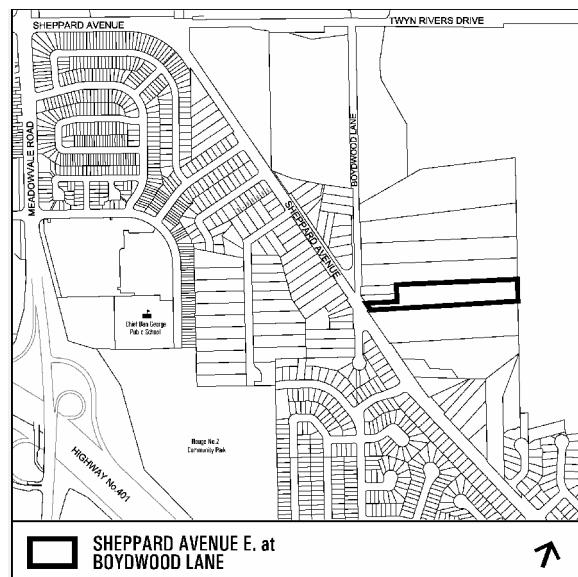
Date:	December 15, 2008
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	08 152515 ESC 44 OZ and 08 152520 ESC 44 SB

SUMMARY

The purpose of this report is to seek City Council's direction on an upcoming Ontario Municipal Board hearing scheduled for February 11, 2009 on an appealed zoning by-law amendment and associated subdivision application.

The applicant proposes to amend the zoning by-law to create six new lots to permit the development of six new single detached residential units on a new single loaded public road by way of plan of subdivision. The site is located on lands adjacent to 33 Boydwood Lane, fronting Sheppard Avenue East.

The applicant has appealed the rezoning and subdivision applications to the Ontario Municipal Board based on the lack of a decision from City Council within the timelines stipulated by the Planning Act. The purpose of this report is to seek City Council's direction on the appeal and authorization for the City Solicitor and necessary City staff to attend the Ontario Municipal Board to ensure the City's interests are appropriately represented.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and necessary City staff to appear before the Ontario Municipal Board (OMB) in opposition to the applications in their current form as the applicant has not adequately demonstrated that the proposed 10 metre setback adequately addresses the Official Plan and Provincial Policy Statement with respect to the protection of the Provincially significant Area of Natural and Scientific Interest (ANSI) and Official Plan policy concerning set back from the top of bank.
2. City Council authorize City staff and the Toronto and Region Conservation Authority (TRCA) to continue to work together with all parties to define the appropriate setback from the Rouge Valley and determine the appropriate developable portion of the applicant's lands.
3. Subject to determining the appropriate developable limits and portion of the subject lands for redevelopment, City Council authorize City staff to support one or more residential lots for single detached dwellings.
4. City Council authorize the City Solicitor and any appropriate City staff to take actions as necessary to give effect to the recommendations of this report to ensure an acceptable setback and appropriate residential performance standards are developed to protect the Provincially significant Area of Natural and Scientific Interest (ANSI) and to ensure the City's interests are appropriately represented and secured.

Financial Impact

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

ISSUE BACKGROUND

Proposal

In April 2008 the applicant submitted a rezoning application and draft plan of subdivision on the subject property to create five new lots to permit the development of five new single detached residential units on a new single loaded public road. The application was later revised to include an additional lot for a total of six.

Planning staff and the TRCA expressed a number of concerns with the proposal including the proximity of development to the Rouge Valley, the lack of an archaeological assessment for the lands, and the contents of the submitted natural environment review in support of the development.

The applicant appealed the zoning by-law amendment application to the Ontario Municipal Board (OMB) on October 9, 2008, on the basis that Council failed to make a decision within the required statutory time period. The related draft plan of subdivision was not appealed at that time. The applicant's draft plan of subdivision was deemed

incomplete due to the lack of an archaeological report at the time of application submission to the City, as required by Ontario Regulation 544/06, made under the Planning Act (Plans of Subdivision). The applicant later submitted an archaeological assessment in July 2008 and the draft plan of subdivision application was subsequently deemed complete at that time.

The applicant appealed the draft plan of subdivision on October 24, 2008 on the basis that Council failed to make a decision within the required statutory time period, and asked the OMB to consolidate the appeals. The Planning Act stipulates that if an application is made for approval of a plan of subdivision and the approval authority fails to make a decision on it within 180 days the applicant may appeal to the Municipal Board with respect to the proposed subdivision. However, it has only been approximately 90 days since the draft plan of subdivision application was deemed complete in July 2008. As such, Planning has requested the City Solicitor to contact the OMB on this matter and address this discrepancy appropriately.

Site and Surrounding Area

The applicant's entire land holdings total 1.95 hectares (4.8 acres), and has a frontage of approximately 21 metres (68.9 feet) along Sheppard Avenue East, then widens at the rear behind the existing homes located at 33 and 35 Boydwood Lane to a width of approximately 61 metres (200.1 feet) and a depth of 177 metres (580.7 feet). The site extends towards the Rouge Park from Sheppard Avenue East with the Rouge River valley running through the eastern portion of the applicant's lands.

The submitted applications propose to develop a portion of the site measuring approximately 0.53 hectares (1.3 acres) to create the six new residential lots. The applicant has not specified the eventual ownership of the balance of the lands. The portion slated for development had historically been used as a single detached dwelling but was demolished several years ago. The lands also contain the remnant of a former well.

Except for the Rouge Park to the east, the surrounding lands are predominantly comprised of single detached homes varying in lot sizes. The lots immediately adjacent to the subject property are mostly large and deep with some extending into the Rouge Valley. Much of the lands here are natural, undisturbed and treed due largely to the proximity of the Rouge Park.

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.

Policy 2.0 of the PPS entitled Wise Use and Management of Resources states that

“Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, Policy 2.1 entitled Natural Heritage directs that natural features and areas shall be protected for the long term. Natural Heritage policies further state that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

In addition, the applicant’s property extends into a provincially significant area of natural and scientific interest (ANSI). The proposed development is located adjacent to the ANSI. Policy 2.1.6 of the PPS states that *”development and site alteration shall not be permitted on lands adjacent to provincially significant ANSIs unless the ecological function of adjacent lands has been evaluated and it has been demonstrated that there will be no negative impact on the natural features or on their ecological functions”*. The Provincial Natural Heritage Reference Manual (1999) recommends that “adjacent lands” are those lands within 50 m of an ANSI.

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.

The Greenbelt Plan identifies the Greenbelt of the Greater Golden Horseshoe as an area where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological functions and features occurring in this landscape. In particular, it restricts development and land use in the Rouge River Watershed and the Rouge Park area in Toronto. City Council’s planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

Official Plan

The applicant’s property is subject to two land use designations within the Official Plan. The westerly portion is designated Neighbourhoods while the balance of the applicant’s lands extending towards the Rouge Valley are designated Natural Areas. With respect to this development proposal, applicable Official Plan policies exist to protect the natural environment and include, but are not limited to, policies governing development adjacent to the natural heritage system as shown in the Official Plan, Map 9 – Natural Heritage, development adjacent to Provincial Areas of Natural and Scientific Interest (ANSI), and may be subject to other applicable policies including policies related to the Natural Environment (Chapter 3.4 Official Plan).

The portion of this site designated Neighbourhoods within the Toronto Official Plan on Map 22 – Land Use Plan, are considered stable areas made up of residential uses in lower scale buildings with a variety of building types. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual, and generally “fit” the existing physical character.

Infill development policies are outlined in Section 4.1.5 – Neighbourhoods. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular; patterns of streets, blocks and lanes, size and configuration of lots, height, massing, scale and dwelling type of nearby residential properties, prevailing building types, setbacks of buildings from streets and adjacent properties, and continuation of built-form or landscaping features that contribute to the physical character of the 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.

Zoning

The lands are subject to the provisions of the Rouge Community By-law No. 15907, as amended. The west portion of the site is zoned Single Family Residential (S) with the balance being in an Agricultural (AG) zone. Please see Attachment 3.

Site Plan Control

The lands are located within a site plan control area, with the exception of the west portion of the site which extends out to Sheppard Avenue East. A building siting plan depicting the proposed footprint of the homes on each of the lots has been submitted for information and review. Further, given the proximity of the proposed lots to the ravine protection area, site plan approval will likely be required for each of the proposed dwellings.

Reasons for the Applications

A plan of subdivision is required in order to create the proposed lots and to create the new public road. A zoning by-law amendment is required in order to establish appropriate development standards for the proposed subdivision.

Community Consultation

A community consultation meeting was held on November 25, 2008. There were approximately seven residents that attended along with the Ward Councillor and staff from the City and the Toronto and Region Conservation Authority (TRCA). There was a presentation by the applicant of the revised six lot development plan.

Some residents expressed concerns with respect to the applicant’s proposed 10 metre setback from top of bank, preferring something greater. It was noted that a 30 metre setback is required in the area of the Cedar Brae Golf Club and for redevelopment plans within the Morningside Heights Secondary Plan. There were additional comments and concerns with respect to the revised plan for six new lots and it was noted that fewer lots

is preferable. Other questions related to details surrounding the new public road and access onto Sheppard Avenue, fencing requirements, and how many trees would be impacted by this development plan.

Agency Circulation

The zoning amendment and draft plan of subdivision applications were circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the applications and to support the recommendations.

Not all comments have been returned to Community Planning by circulated divisions and agencies. Technical Services have not responded although they have indicated that their comments are forthcoming. Forestry and TRCA have not provided comments yet on the applicant's Natural Heritage Impact Study.

COMMENTS

The preliminary staff report before Community Council in September 2008 outlined a proposal for the creation of five new lots with new single detached residential units on a new single loaded public road. The application was later revised to add another lot for a total of six. A number of issues were raised in the preliminary report relating to the proposed 10 metre setback from top-of –bank, natural environment, archaeological significance, site servicing, neighbourhood compatibility and trees on site.

Natural Heritage and Rouge Valley Setback

The City's Official Plan contains policies to protect Toronto's natural heritage system for the long term. The natural heritage system includes ravines, wetlands, valley and stream corridors, wooded areas, shorelines and includes significant biological features that are directly addressed by Provincial policy, such as Areas of Natural and Scientific Interest (ANSIs). The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in our city-building decisions. As such, the impacts of new development in areas near the natural heritage system must be assessed.

The applicant's property extends into the Rouge Valley and the proposed development is located adjacent to a provincially significant life science ANSI, the Rouge Park, the Greenbelt and City of Toronto Natural Area. The Rouge Watershed is of particular importance because of the extensive public investment and because of the valuable natural features and functions provided by the area. The buffer provided to the Rouge Valley should assist in the prevention of erosion, protect and maintain adjacent natural feature and ecological functions and provide the opportunity to enhance the adjacent significant vegetation.

TRCA staff staked the top of bank line/limit in February 2008. The Toronto and Region Conservation Authority is a City partner and plays an important role in managing Toronto's natural environment. The TRCA has provided comments indicating that the applicant's valley lands, including a 30 metre buffer, should be conveyed to public ownership. A 10 metre setback from top of bank is proposed by the applicant. The

Provincial Greenbelt Plan and the Rouge Park Management Plan (1994), together with its principles, concepts and management policies, factor largely in what the TRCA is striving to achieve. The Greenbelt Plan states that for those lands within the Rouge Park south of Steeles Avenue, outside of the Protected Countryside, the Rouge Park Plan together with any municipal or conservation authority plans or initiatives which build on and/or support the Rouge Park Plan should be considered as the guiding land use planning and resource management documents. City Council's planning decisions are required to conform, or not conflict, with the Greenbelt Plan.

Given the proximity of the development site to a Provincially significant Area of Natural and Scientific Interest (ANSI) and to the City's natural heritage system, an Environmental Review was submitted in support of these applications and was reviewed by City Planning staff and the TRCA. City Planning staff and the TRCA concluded that the submitted Environmental Review was not adequate for the purposes of assessing the ecological features and functions of the surrounding area. Consequently, both the City and the TRCA requested a more detailed Natural Heritage Impact Study in August 2008, following the City's and the TRCA's terms of reference for the proper preparation and submission of a Natural Heritage Impact Study. This request is reinforced by appropriate Official Plan policies regarding proposed development in or near the natural heritage system and on lands adjacent to provincially significant features. Official Plan policy 3.4.11 specifies that approval of plans of subdivision will not be permitted for any parcel of land that is entirely within or part of the natural heritage system unless an assessment of the impacts to the natural heritage system has been satisfactorily completed. Further, Official Plan policy 3.4.12, states that all proposed development in or near the natural heritage system will be evaluated to assess the development's impact on the natural heritage system, identify potential mitigation measures and/or improvements to the natural heritage system. In addition, Official Plan Policy 3.4.14 states that development is only permitted on lands adjacent to a provincially significant ANSI if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or ecological functions for which the area is identified.

At the end of October 2008, the applicant submitted a natural heritage impact study (NHIS) for review. City Planning staff concluded that there are still outstanding natural environment issues which remain unresolved and consider the latest submitted natural heritage impact study incomplete because it does not adequately identify the natural features and ecological functions adjacent to the proposed development and it does not include key information specified in the NHIS Terms of Reference. For example, key natural features are not shown on a map in relation to the proposed development, a complete list of species and species status (other than a Butternut tree) has not been provided. In addition, given that the report indicates the presence of potentially significant wildlife habitat on the nearby slopes and valley lands, additional field surveys may need to be carried out in order to adequately identify appropriate protection limits. The TRCA has not provided comments on the NHIS to date.

Based on the information provided, the NHIS report is considered to be incomplete because it does not adequately identify the adjacent natural features and functions and

does not demonstrate that the proposed 10 metre buffer will be adequate to ensure that the proposed development will have no negative impacts on the adjacent natural features or ecological functions. As a result, it is not possible to determine if the proposal meets the requirements of the Provincial Policy Statement policy 2.1.6 and Official Plan natural environment policies referred to above. Additional inventory information and surveys such as the following may be required in order to complete the evaluation

The applicant also submitted a geotechnical report which was also forwarded to the TRCA for review and comment. However, the TRCA has recently become aware of significant erosion issues at a property in the vicinity of the subject lands to the south and as such in November 2008 they requested additional geotechnical work to be conducted in support of the applicant's development proposal. That requested additional work has not been completed by the applicant and the outcome of that study may affect the location of the stable top-of-bank. As such it is not possible to determine if the proposed 10 metre setback is acceptable and whether the related Official Plan policy 3.4.8 with respect to an appropriate setback of 10 metres, or more if warranted by the severity of the existing or potential natural hazards, has been satisfactorily addressed. Resolution of these matters may result in increased setbacks from the Rouge Valley and a reduction in the number of lots and units proposed.

As such, matters with respect to an appropriate set back/buffer including: the potential for negative impact to adjacent natural features and ecological functions and the request for additional geotechnical work, must be addressed to the satisfaction of the Director of Community Planning, East District, the General Manager, Parks, Forestry and Recreation, and the TRCA. The conveyance of land to public ownership should also be secured as part of any development approval.

Zoning

The lands are subject to the provisions of the Rouge Community By-law No. 15907, as amended. The west portion of the site is zoned Single Family Residential (S) with the balance being in an Agricultural (AG) zone. Please see Attachment 3.

The zoning amendment request seeks reductions in the current performance standards for the Single Family Residential (S) zone as it relates to minimum lot frontage, minimum lot area, and minimum front yard setback. The current performance standard requires a frontage of 22.5 metres and a minimum lot area of 1,393 square metres. The related zoning amendment proposes to replace this requirement with a performance standard that provides for one single family dwelling per lot. The current minimum front yard setback requirement is 12 metres. The requested zoning amendment proposes a minimum front yard setback of 6 metres. The current minimum side yard setback of 1.2 metres would be met as would the minimum rear yard setback requirement of 7.5 metres. Performance standards related to building coverage, height and number of storeys comply with the existing by-law.

Lot frontage is defined as the portion of a lot which fronts upon or abuts a street. The proposed cul-de-sac will mean some of the proposed lots will have a narrower lot

frontage, with the side yard property lines widening towards the rear property line. As such the narrowest proposed lot frontage in the “bulb” measures approximately 10.3 metres, widening towards the rear. However, for the purposes of drafting appropriate performance standards, an alternate definition for assessing lot frontage can be used where-by the lot frontage is measured at the setback line for true lot frontage control. Staff are currently reviewing the appropriateness of the proposed zoning amendments within the context of the surrounding area. The final outcome on what is appropriate will depend on the extent of developable lands. This will also include a determination as to what zone category should apply to the lands identified as being beyond the limits of the plan of subdivision. This includes the lands which extend easterly towards the Rouge Park. The Official Plan policies and designation of Natural Areas on these lands will assist in making this determination.

Plan of subdivision

The applicant filed a draft plan of subdivision application on the subject property to create six new lots to permit the development of six new single detached residential units on a new single loaded public road. The purpose of a draft plan of subdivision is to ensure orderly development of the subject lands including, but limited to, site servicing and the registration of required easements and right-of-ways. The applicant is proposing to only develop the western portion of his site, adjacent to the Rouge Valley. The exact boundaries of permissible development will be determined by a number of factors including, but not limited by, establishing the long term stable top of bank, and determining the potential natural environment impact and appropriate mitigation measures.

As previously noted the applicant’s submitted natural heritage impact study was deemed incomplete by both City Planning and the TRCA and as such does not meet the applicable Official Plan and Provincial Policy Statement policies. In addition, the TRCA has requested additional geotechnical work to be done which has not been addressed by the applicant. As such, it is not currently possible to determine if the applicant’s submitted plan of subdivision represents good planning.

Neighbourhood Compatibility

A conceptual site plan was submitted with this application that shows the location and building foot print of future houses within each of the proposed six new lots. No elevations were provided although the planning rationale submitted in support of this application describes the future dwellings to be fully detached, two-storey dwelling units. Homes in the immediate area are generally large, single detached houses with varying lot sizes. Nearby infill subdivisions are situated on smaller lots. Staff are currently reviewing the appropriateness of the proposed development zoning amendments within the context of the surrounding area. The applications will be reviewed to determine compatibility in terms of proposed lot sizes and minimum setback requirements.

Appropriate performance standards will be developed to support residential development on the western portion of the applicant’s lands for single detached dwellings subject to determining the appropriate developable limits and portion of the subject lands for

redevelopment. These standards shall be in accordance with the existing Neighbourhoods designation and Single Family Residential zoning, to the satisfaction of the Director of Community Planning, East District.

Archaeological Significance

City Council approved a process of interim screening as the first phase of implementation of the Archaeological Master Plan for the City of Toronto in order to conserve archaeological resources in the City. Based on the City's Archaeological Master Plan and associated mapping, the lands are within an area of archaeological potential. An archaeological assessment was not initially submitted with the draft plan of subdivision application in April 2008, as required by Ontario Regulation 544/06, made under the Planning Act (Plans of Subdivision). As such, the draft plan of subdivision was deemed incomplete. In July 2008, an archaeological assessment was submitted and consequently the draft plan of subdivision was deemed complete. The archaeological assessment was reviewed by Heritage Preservation Services (HPS) staff who concluded that the assessment was complete for the lands subject to the draft plan of subdivision and rezoning applications.

Stormwater Management, Site Servicing and Environmental Site Assessment

Although stormwater management and site servicing reports were not submitted as part of the applicant's initial application package in April 2008, these reports were requested by Technical Services after the application was circulated for review and comment. In September 2008, a servicing and stormwater management design brief was submitted for review by Technical Services. The applicant is proposing that the new public road be a "green road" design which may consist of swales, vegetation and detention ponds to handle stormwater run-off. In addition, the applicant submitted a Phase 1 Environmental Site Assessment which was forwarded to Technical Services for review and comment.

All outstanding concerns related to site servicing and environmental site condition must be addressed to the satisfaction of the Executive Director of Technical Services.

Urban Forestry

The City of Toronto has implemented by-laws to protect trees on both public and private lands in recognition of the benefits trees provide and as a means of protecting and enhancing the City's natural heritage. The applicant's development site is well treed, especially towards the Rouge Park and a number of private trees are proposed to be removed. Although a tree survey, arborist report or tree preservation plan was not initially submitted with the development applications filed in April 2008, the applicant did submit a tree inventory and preservation plan in July 2008 which was reviewed by appropriate City staff. Urban Forestry has concluded that they cannot support this application until it can be determined how many trees require a permit for removal and the applicant can demonstrate that replacement planting on private property, and street tree planting can be accommodated within the development plan.

The Ravine and Natural Feature Protection By-law is applicable throughout the City of Toronto and regulates certain activities within protected areas. Given the proximity of the Rouge Valley and the ravine protected area, the proposed development application was reviewed by appropriate City staff. Forestry staff consider the applications incomplete and will reconsider the application subject to the submission of revised plans to reflect technical requirements.

Concerns related to natural environment issues, possible ravine impact and mitigation, tree replacement and street tree planting must be addressed to the satisfaction of the Director of Community Planning, East District, the General Manager, Parks, Forestry, and Recreation, and the TRCA.

Alternative Parkland Dedication By-law

By-law 1420-2007, enacted by Council on December 13, 2007 amends the Municipal code Chapter 415 to provide an alternative rate for the conveyance of land for parks purposes as a condition of residential development. The by-law identifies parkland acquisition priority areas of the City. The by-law sets a parkland dedication rate of 0.4 hectares for each 300 dwelling units. The applicant's site is not in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007. The by-law indicates that the location and configuration of land required to be conveyed shall be at the discretion of the City. Where the size, shape or location of land proposed for parkland dedication is deemed by Council to be unsuitable for parks or public recreation purposes, Council may require cash-in-lieu of land. The parkland dedication for the subject site is too small to be functional. As such, the applicant is required to satisfy the parkland dedication through cash-in-lieu payment to the satisfaction of the General Manager, Parks, Forestry, and Recreation as a condition of Draft Plan of subdivision.

Toronto Green Development Standard

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006 as the review of draft plan of subdivision progresses, to the satisfaction of the Director of Community Planning, Scarborough District.

Conclusion

A hearing date of February 11, 2009 has been scheduled by the OMB to hear the applicant's consolidated appeals. There remain a number of outstanding issues as it relates to the applicant's proposed development plan. Based on the information submitted, the applicant has not adequately demonstrated that the proposed 10 metre setback adequately addresses the applicable Official Plan and Provincial Policy Statement policies with respect to the protection of the Provincially significant Area of Natural and Scientific Interest (ANSI) and set back from the top of bank. As such it is recommended that City Council direct the City Solicitor and necessary City staff to appear before the Ontario Municipal Board (OMB) in opposition to the applications in their current form.

Prior to determining the appropriate form, scale and number of units which are appropriate for development, significant additional information is required to be submitted by the applicant. Upon submission and review of this material an appropriate setback from the Rouge Valley can be determined and a portion of the site can be identified for development.

Subject to determining the appropriate developable limits and portion of the subject lands for redevelopment, City staff support one or more residential lots for single detached dwellings.

CONTACT

Sai-Man Lam, Planner
Tel. No. (416) 396-4203
Fax No. (416) 396-4265
E-mail: slam@toronto.ca

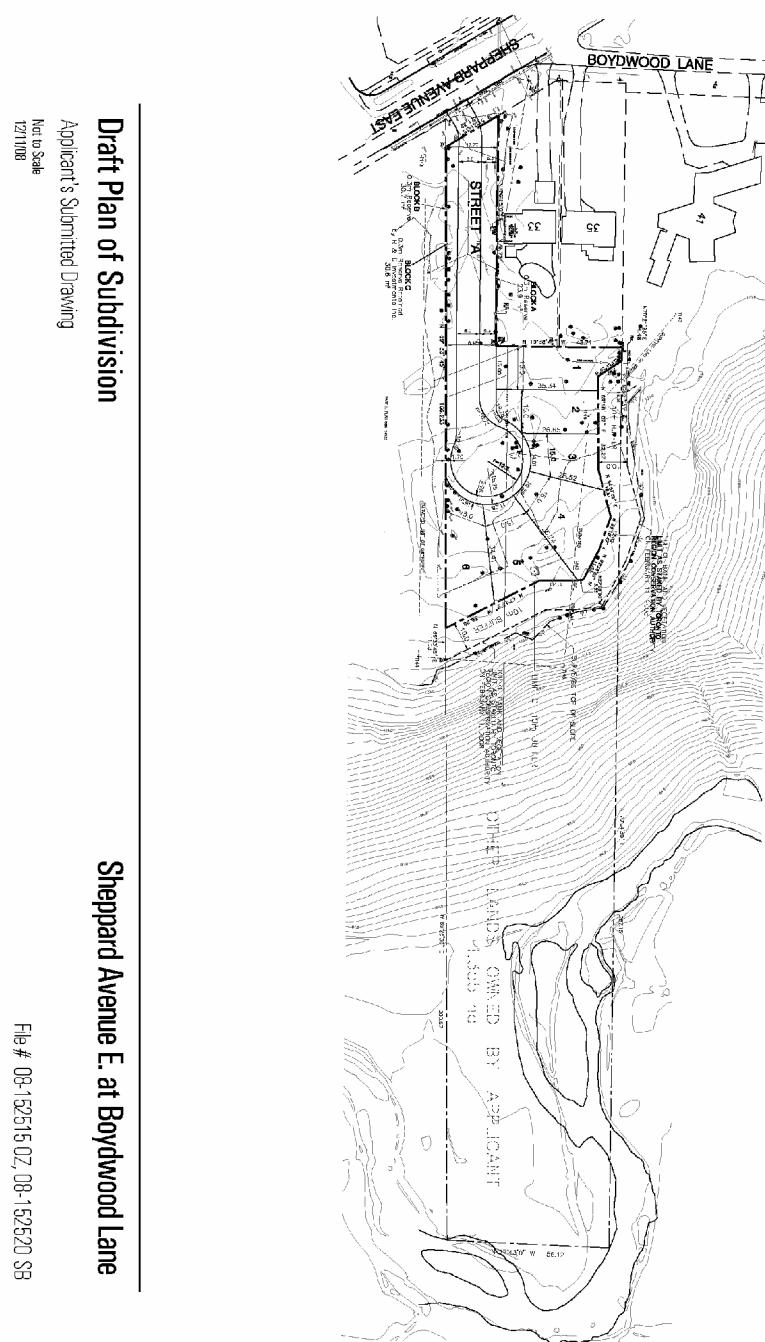
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

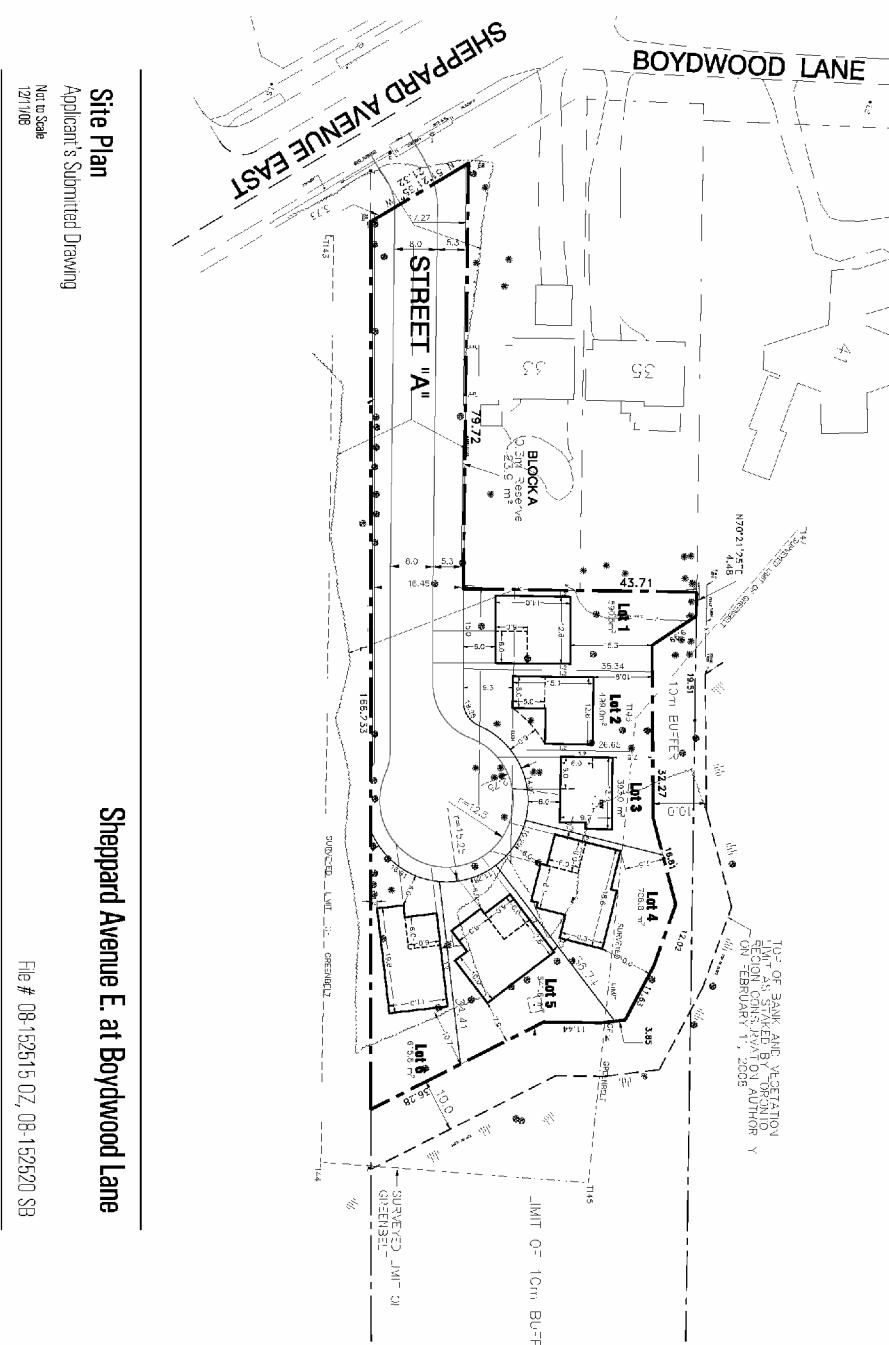
ATTACHMENTS

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

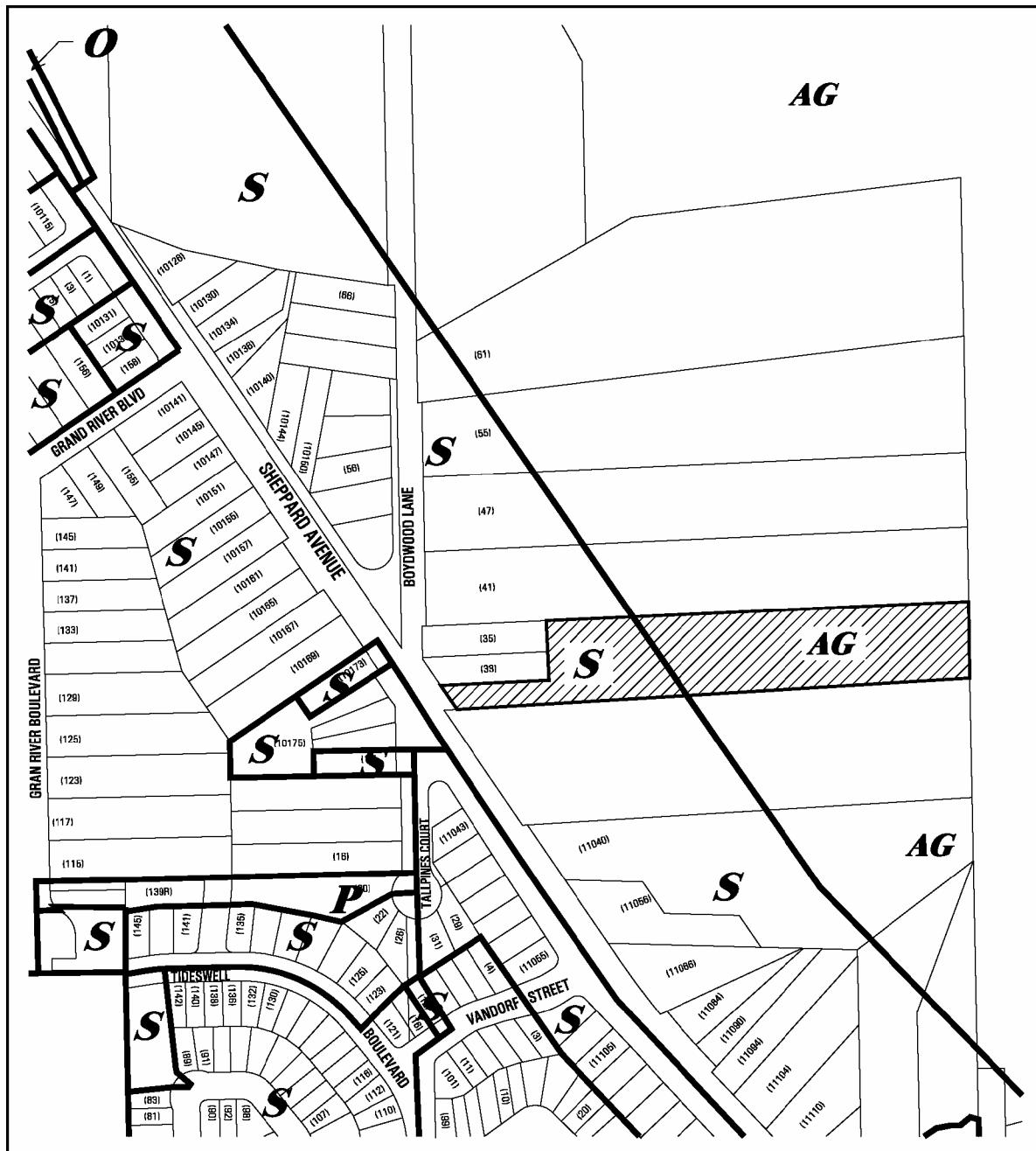
Attachment 1: Subdivision Plan



Attachment 2: Site Plan



Attachment 3: Zoning



Zoning

City Planning
Division

Sheppard Avenue E. at Boydwood Lane

File # 08-152515 OZ, 08-152520 SB

S Single Family Residential
P Parks
O Major Open Spaces
AG Agricultural Uses

Rouge Community Bylaw
Not to Scale
6/11/08

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Numbers:	08 152515 ESC 44 OZ
Details	Subdivision Approval Rezoning, Standard	Application Date:	08 152520 ESC 44 SB April 29, 2008
Municipal Address:	0 SHEPPARD AVE E N/S		
Location Description:	CON 2 PT LT2 **GRID E4402		
Project Description:	Application to amend the zoning by-law and for a draft plan of subdivision to create six (6) new lots and the development of six (6) new single detached residential units on a new single loaded public road.		
Applicant:	Agent:	Architect:	Owner:
R & D INVESTMENTS INC			R & D INVESTMENTS INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods and Natural Areas	Site Specific Provision:
Zoning:	S & AG	Historical Status:
Height Limit (m):		Site Plan Control Area: yes

PROJECT INFORMATION

Site Area (sq. m):	5301.9	Height:	Storeys: 0
Frontage (m):	17.59		Metres: 2
Depth (m):	177.25		
Total Ground Floor Area (sq. m):	0		Total
Total Residential GFA (sq. m):	0	Parking Spaces:	12
Total Non-Residential GFA (sq. m):	0	Loading Docks	0
Total GFA (sq. m):	0		
Lot Coverage Ratio (%):	0		
Floor Space Index:	0		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	6		

CONTACT: **PLANNER NAME:** **Sai-Man Lam, Planner**
TELEPHONE: **(416) 396-4203**