**Staff report for action – Preliminary Report – 59 Lynndale Rd**

**V.02/12**

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**STAFF REPORT**

**ACTION REQUIRED**

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**59 Lynndale Road – Zoning Amendment Application – Preliminary Report**

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<tr>
<th>Date:</th>
<th>August 20, 2012</th>
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<td>To:</td>
<td>Scarborough Community Council</td>
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<tr>
<td>From:</td>
<td>Director, Community Planning, Scarborough District</td>
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<td>Wards:</td>
<td>Ward 36 – Scarborough Southwest</td>
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<td>Reference Number:</td>
<td>12 219378 ESC 36 OZ</td>
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**SUMMARY**

An application has been submitted to rezone the lands at 59 Lynndale Road from an Institutional Uses (I) Zone to a Single-Family Residential (S) Zone to permit the construction of a new detached dwelling that will replace the existing detached dwelling.

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

The subject application should proceed through the standard planning review process including the scheduling of a community meeting. A final report will be prepared and a public meeting is targeted for the first quarter, 2013, provided all required information is submitted in a timely manner and all issues raised during the review process have been satisfactorily resolved.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 59 Lynndale Road together with the Ward Councillor.

2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact
The recommendations in this report have no financial impact.

Pre-Application Consultation
A pre-application consultation meeting was held on April 12, 2012 with the applicant to discuss the proposed development and complete application submission requirements. During the meeting, staff identified a number of issues including the zoning provisions for the site, tree protection and injury mitigation measures and the predominant physical character of the surrounding area.

ISSUE BACKGROUND

Proposal
This application proposes to rezone the property in the Birchcliff Community Zoning By-law Number 8786, as amended, from an Institutional Uses (I) Zone to a Single-Family Residential (S) Zone to permit the construction of a new two-storey, 371.42 square metre (3,998 square feet) detached dwelling with an integral single-car garage. The existing detached dwelling is to be demolished.

For additional details, please see Attachment 1: Site Plan, Attachment 2: Elevations and Attachment 4: Application Data Sheet.

Site and Surrounding Area
This relatively flat, trapezoidal-shaped site is located south of Kingston Road and east of Fallingbrook Road, is approximately 559.81 square metres (6,025 square feet) in area, with a frontage on Lynndale Road of approximately 15.24 metres (50 feet) and a depth of approximately 31 metres (102 feet) on the east side and 46 metres (151 feet) on the west side.

The subject property currently supports a two-storey, 238.02 square metre (2,562 square feet) detached dwelling with an integral single-car garage, which is to be demolished.
Abutting uses include:

North and West: detached dwellings
South and East: Hunt Club golf course and Lake Ontario

**Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

**Official Plan**

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

The southern half of the subject property is part of the natural heritage system. All proposed development in or near the natural heritage system will be evaluated to assess the development’s impacts on the natural heritage system and identify measures to mitigate against negative impact on and/or improve the natural heritage system.

**Zoning**

The subject property is zoned for Institutional Uses (I) in the Birchcliff Community Zoning By-law Number 8786, as amended (see Attachment 3: Zoning). Permitted uses include day nurseries and institutional uses, which are confined to public, semi-public and/or commercial uses consisting of large tracts of land with low building coverage such
as cemeteries, fraternal organizations, hospitals, limited institutional uses, private and public educational institutions and private and public recreational uses and commercial uses incidental thereto. Residential uses are not permitted.

**Site Plan Control**
The proposal is not subject to site plan control under City of Toronto By-law Number 774-2012.

**Ravine Control**
The south edge of the site is subject to the Ravine and Natural Feature Protection By-law, Chapter 658 of the City of Toronto Municipal Code.

**Tree Preservation**
The applicant has not submitted an arborist report or tree protection plan. The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the processing of the applications. The owner will also be required to obtain the necessary permits prior to removing any trees pursuant to the City’s Tree Preservation By-law Number 388-2000, as amended.

**Reasons for the Application**
The Institutional Uses (I) Zone in the Birchcliff Community Zoning By-law Number 8786, as amended, does not permit residential uses. An amendment to the zoning by-law is required to permit residential uses on the site with appropriate performance standards.

**COMMENTS**

**Application Submission**
No reports/studies were submitted with the application.

A Notice of Incomplete Application was issued on August 20, 2012 and identified the following outstanding material required for a complete application submission:

- arborist report
- tree preservation plan
- concept landscape plan

**Issues to be Resolved**
The application has been circulated to City divisions and public agencies for comments prior to presenting this report to Scarborough Community Council. Preliminary issues include the following:

- compatibility of the proposal with surrounding land uses
- appropriateness of the proposed built form and massing
- landscaping and tree protection and injury mitigation measures
Additional issues may be identified through the review of the application, agency comments and the community consultation process.

**CONTACT**
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**SIGNATURE**

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Raymond David, Director  
Community Planning, Scarborough District

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

Application Type: Rezoning  
Application Number: 12 219378 ESC 36 OZ
Details: Rezoning, Standard  
Application Date: July 26, 2012

Municipal Address: 59 LYNNDALE RD  
Location Description: CON A PT LOT 34 **GRID E3601
Project Description: Application to rezone the property in the Birchcliff Community Zoning By-law Number 8786, as amended, from an Institutional Uses (I) Zone to a Single-Family Residential (S) Zone to permit the construction of a new 371.42 square metre detached dwelling. The existing detached dwelling is to be demolished.

Applicant: MATJAZ SKUBE  
Agent: KELLY ANN DIEMER  
Architect:  
Owner:  

PLANNING CONTROLS

Official Plan Designation: Neighbourhoods  
Zoning: Institutional  
Height Limit (m): None  
Site Specific Provision: Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m): 559.81  
Height: Storeys: 2
Frontage (m): 15.24  
Metres: 11.82
Depth (m): 31 (east), 46 (west)
Total Ground Floor Area (sq. m): 263.93  
Total
Total Residential GFA (sq. m): 371.42  
Parking Spaces: 2
Total Non-Residential GFA (sq. m): 0  
Loading Docks 0
Total GFA (sq. m): 371.42  
Lot Coverage Ratio (%): 47.1
Floor Space Index: 0.66

DWELLING UNITS

Tenure Type:  
Rooms: 0  
Residential GFA (sq. m): 371.42
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: 1  
Institutional/Other GFA (sq. m): 0
Total Units: 0

FLOOR AREA BREAKDOWN (upon project completion)

Above Grade Below Grade
Residential GFA (sq. m): 371.42 0
Retail GFA (sq. m): 0 0
Office GFA (sq. m): 0 0
Industrial GFA (sq. m): 0 0
Institutional/Other GFA (sq. m): 0 0

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