60 Bennett Road - Zoning Amendment and Subdivision Applications - Preliminary Report

Date: August 30, 2012
To: Scarborough Community Council
From: Director, Community Planning, Scarborough District
Wards: Ward 44 – Scarborough East
Reference Number: 12 227987 ESC 44 OZ and 12 228001 ESC 44 SB

SUMMARY

Zoning by-law amendment and draft plan of subdivision applications have been submitted to permit the creation of 19 residential detached lots on the southern portion of the lands at 60 Bennett Road. The proposal includes the eastward extension of Woodgrove Drive to Bennett Road. Two of the proposed lots would front onto Bennett Road and 17 lots would front onto the extension of Woodgrove Drive.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications 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 60 Bennett 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.

DECISION HISTORY
The Toronto District School Board (TDSB) has a mandate from the Province of Ontario to raise funds by disposing of lands that the TDSB deems surplus to their needs. In June 2010 the TDSB declared the subject property surplus and the lands were offered for sale, subject to the requirements of Ontario Regulation 444/98, Disposition of Surplus Real Property.

On April 19, 2012, the Committee of Adjustment approved a consent application to sever the subject property from the William G. Miller Junior Public School site (File Number B048/11SC). The school will continue to occupy the site north of the subject property. As part of the consent application, the southern portion of the subject property abutting the ravine lands was conveyed to the Toronto and Region Conservation Authority.

A site plan control application was approved on April 27, 2012 to permit on-site improvements and an approximately 1,162.7 square metre addition to William G. Miller Junior Public School (File Number 11 197207 ESC 44 SA).

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant on January 6, 2012 to discuss complete application submission requirements and to identify preliminary issues with the proposal. Preliminary issues included the number and size of lots proposed, potential built form and house siting concerns and the proposed right-of-way width and alignment.
ISSUE BACKGROUND

Proposal
The proposed rezoning is intended to implement the proposed draft plan of subdivision and create specific performance standards for the development of the southern portion of the lands at 60 Bennett Road, which were severed from the William G. Miller Junior Public School site.

The subdivision proposes 19 residential detached lots and the eastward extension of Woodgrove Drive to Bennett Road with an 18.5 metre wide right-of-way. Two of the lots are proposed to front onto Bennett Road, each being approximately 487 square metres (5,242 square feet) in area and each having a frontage of 18.04 metres (59 feet). The remaining 17 lots are proposed to front onto the extension of Woodgrove Drive. The proposed lots range in area from approximately 320 square metres (3,444 square feet) to 460 square metres (4,951 square feet) and have frontages of approximately 12 metres (39 feet) to 16 metres (52 feet).

Each lot is proposed to be developed with a two-storey detached dwelling, which range in size from approximately 191 square metres (2,054 square feet) to 308 square metres (3,316 square feet).

For additional details, please see Attachment 1: Plan of Subdivision, Attachment 2-3: Elevations, and Attachment 5: Application Data Sheet.

Site and Surrounding Area
This vacant, relatively flat site is located south of Lawrence Avenue East and west of Bennett Road. It is approximately 1.03 hectares (2.55 acres) in area, with a frontage on Bennett Road of approximately 54.6 metres (179 feet) and a depth of approximately 149.5 metres (490.5 feet).

Abutting uses include:

North: William G. Miller Junior Public School and Saint Malachy Separate School
South: Woodgrove Ravine (including West Hill Creek) and Coronation Drive
East and West: detached dwellings

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 as "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.

Lands to the south of the subject property are designated as "Parks and Open Space Areas – Natural Areas" and are part of the natural heritage system. Development is generally prohibited in "Parks and Open Space Areas" except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. "Natural Areas" will be maintained primarily in a natural state. 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 lands are in a Single-Family Residential (S) Zone in the West Hill Community Zoning By-law Number 10327, as amended (see Attachment 4: Zoning). This zone permits one single-family dwelling per parcel of land with a minimum of 12 metres (15 metres for corner lots) frontage on a public street and also having a minimum of 13 metres frontage at the front yard building setback line and a minimum area of 464 square metres. Permitted uses include single-family dwellings, correctional group homes and group homes. Permitted ancillary uses include domestic or household arts and private home day care.
Site Plan Control
The proposal is not subject to site plan control under City of Toronto By-law Number 774-2012.

Ravine Control
The southern 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 arborist report and tree preservation plan submitted in support of this application indicate that there are a total of 12 trees both within and immediately adjacent to the subject property. Three trees are proposed to be removed in order to accommodate the development, of which one tree is situated on the subject site and two trees are situated within the municipal right-of-way of the subject site. All three trees on the property west of the subject site as well as all six trees within the ravine south of the subject site are proposed to be preserved.

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
A zoning by-law amendment application is required to provide for reduced lot sizes, lot frontages and setbacks and to establish appropriate performance standards. The Draft Plan of Subdivision application is necessary to create the proposed new lots and public road.

COMMENTS
Application Submission
The following reports/studies were submitted with the application:

- Arborist Report
- Functional Servicing and Stage-One Stormwater Management Report
- Natural Heritage Impact Study
- Planning Rationale
- Stage One and Two Archaeological Assessment
- Toronto Green Standard Checklist
A Notification of Incomplete Application was issued on September 10, 2012 and identified the following outstanding material required for a complete application submission:

- Composite Landscape/Utility Plan
- Concept Site and 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:

- appropriateness of the number and size of the proposed lots
- appropriateness of the proposed built form and massing
- appropriateness of the setback of the proposed dwellings on the south side of the proposed road from the ravine lands and the resulting impact on lot depths and amenity space
- potential impact of the proposed development on the natural heritage system
- separation distance and buffering between the proposed dwellings on the new road and the abutting existing homes to ensure adequate privacy and amenity space
- alignment of the proposed road

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:  Plan of Subdivision  
Attachment 2-3:  Elevations  
Attachment 4:  Zoning  
Attachment 5:  Application Data Sheet
Attachment 1: Plan of Subdivision
Attachment 2: Elevations
Attachment 3: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Application Type: Rezoning, Subdivision
Application Number: 12 227987 ESC 44 OZ
12 228001 ESC 44 SB
Details: Rezoning, Standard
Application Number:
Application Date: August 13, 2012
Subdivision
Municipal Address: 60 BENNETT RD
Location Description: CON D PT LOT 7 **GRID E4410
Project Description: Zoning By-law Amendment and Plan of Subdivision Approval applications for a proposed 19-lot detached residential subdivision involving the eastward extension of Woodgrove Drive to Bennett Road. The proposed subdivision is to be constructed on the southern portion of the lands at 60 Bennett Road, which were severed from the William G. Miller Junior Public School site. Two of the proposed lots are to front onto Bennett Road and 17 lots are to front onto the extension of Woodgrove Drive.

Applicant: BOUSFIELDS INC.
Agent: GREENGATE VILLAGE LIMITED
Architect:
Owner:

PLANNING CONTROLS
Official Plan Designation: Neighbourhoods
Zoning: S
Height Limit (m): 9
Site Specific Provision:
Historical Status:
Site Plan Control Area:

PROJECT INFORMATION
Site Area (sq. m): 10320
Frontage (m): 55
Depth (m): 83
Total Ground Floor Area (sq. m): 0
Total Residential GFA (sq. m): 3924
Total Non-Residential GFA (sq. m): 0
Total GFA (sq. m): 3924
Lot Coverage Ratio (%): 0
Floor Space Index: 0.38

Total
Parking Spaces: 38
Loading Docks: 0

DWELLING UNITS
Tenure Type:
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3 + Bedroom: 19
Total Units: 19

FLOOR AREA BREAKDOWN (upon project completion)

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<tr>
<th>Tenure Type</th>
<th>Above Grade</th>
<th>Below Grade</th>
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<tbody>
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<td>Residential GFA (sq. m):</td>
<td>3924</td>
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<tr>
<td>Retail GFA (sq. m):</td>
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<tr>
<td>Institutional/Other GFA (sq. m):</td>
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CONTACT: PLANNER NAME: Paul Johnson, Assistant Planner
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Staff report for action – Preliminary Report - 60 Bennett Rd