735 and 743 Renforth Drive – Zoning Amendment and Draft Plan of Subdivision Applications - Preliminary Report

<table>
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<tr>
<th>Date:</th>
<th>December 20, 2012</th>
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<td>To:</td>
<td>Etobicoke York Community Council</td>
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<tr>
<td>From:</td>
<td>Acting Director, Community Planning, Etobicoke York District</td>
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<td>Wards:</td>
<td>Ward 3 – Etobicoke Centre</td>
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<tr>
<td>Reference Number:</td>
<td>12 268621 WET 03 OZ and 12 268636 WET 03 SB</td>
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**SUMMARY**

This application proposes to amend the former City of Etobicoke Zoning Code to permit the development of 38 single detached dwellings on the site at 735 and 743 Renforth Drive. The proposal includes a 16.5 metre public road connecting Renforth Drive and Wellesworth 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 applications should proceed through the planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled once all the identified issues have been satisfactorily resolved and all required information is provided.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 735 and 743 Renforth Drive 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 with the applicant on April 27, 2012 to discuss complete application submission requirements. The initial proposal presented to staff consisted of a total of 42 units, of which there were 8 lots fronting and taking access off Renforth Drive, 8 other lots taking access and fronting Wellesworth Drive and 26 interior lots fronting on a public road.

Staff identified issues related to the proposed smaller lot sizes at an average lot frontage of 7.6 metres in comparison to the larger lots sizes located north and west of the subject site. Additionally, staff identified concerns with the number of curb cuts on Renforth Drive and Wellesworth Drive. Subsequent to that, the applicant presented a proposal with all units fronting and taking access off a future public road, however, the lot frontage remained the same.

ISSUE BACKGROUND

Proposal
This application proposes to redevelop the site at 735 and 743 Renforth Drive with 38 two-storey single detached dwellings having integral single car garages.

All proposed dwellings would be 2 storeys and have an average height of 9.7 metres. The 34 proposed interior lots would have frontages of 8 metres on the new public road and a lot area of approximately 272 square metres. The four corner lots would have frontages ranging from 10 to 13 metres on the new public road and average lot area of 412 square metres. The corner dwellings are designed to have front door entrances facing Renforth Drive and Wellesworth Drive. Vehicular access to all dwellings is proposed off of the new public road.
The draft plan of subdivision proposes the creation of 38 residential lots and a 16.5 metre public road connecting Renforth Drive and Wellesworth Drive. (See attachment 1)

All three existing commercial buildings on the site would be demolished.

**Site and Surrounding Area**

The site is located on the east side of Renforth Drive, north of Eringate Drive. It is 1.33 hectares in size, rectangular in shape and generally slopes to the east. The site has a frontage of 82 metres on Renforth Drive and 80.5 metres on Wellesworth Drive. Three commercial buildings and surface parking occupy the site. There are 3 existing vehicular accesses onto Renforth Drive and 2 on Wellesworth Drive.

Surrounding uses are as follows:

North:  single detached dwellings  
South:  townhouses, semi-detached and single detached dwellings  
East:  Eringate Park  
West:  Elmbrook Park and single detached dwellings north of the 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. 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 site is designated *Mixed Use Areas* on Map 14 – Land Use Plan, in the Official Plan. *Mixed Use Areas* are intended to accommodate some of the expected growth in Toronto’s population and employment. The *Mixed Use Areas* designation permits a range of residential, commercial and institutional uses in single use or mixed use buildings.

The Official Plan includes development criteria in *Mixed Use Areas*. Generally, it is the intent that development will:
• create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
• provide for new jobs and homes for Toronto's growing population on underutilized lands;
• locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale Neighbourhoods;
• locate and mass buildings so as to adequately limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;
• locate and mass buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
• provide an attractive, comfortable and safe pedestrian environment;
• have access to schools, parks, community centres, libraries and childcare;
• take advantage of nearby transit services;
• provide good site access and circulation and an adequate supply of parking for residents and visitors;
• locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
• provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Zoning
The site is zoned Local Planned Commercial (CPL) in the Etobicoke Zoning Code. Residential uses are not permitted under this classification. Uses permitted under this classification include but are not limited to professional offices, health centres, gas services stations, day nurseries, bowling alleys and banks.

Site Plan Control
The proposed development is not subject to site plan control.

Plan of Subdivision
An application for plan of subdivision has been submitted to establish the public road and the individual lots.

Tree Preservation
The submitted Tree Protection Plan indicates that 14 existing trees on public and private lands will be preserved and 12 others will be removed.
Reasons for the Application
The site is zoned Local Planned Commercial (CPL) in the former City of Etobicoke Zoning Code and this classification does not permit the proposed residential uses. A zoning by-law amendment is required to permit the single detached dwelling uses and to establish appropriate development standards.

COMMENTS

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

- Planning Rationale
- Arborist Report
- Traffic Assessment Review
- Functional Engineering report
- Draft Zoning By-law
- Toronto Green Standard Checklist

A Notification of Complete Application was issued on December 5, 2012.

Issues to be Resolved

The following planning issues have been identified on a preliminary basis. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

Built Form
The development will be reviewed to ensure consistency with the built form policies in the Official Plan. Additionally, the proposed development will be reviewed for compatibility with the surrounding context with respect to the requested lot sizes, coverage, building height and setbacks to ensure that proposed dwellings integrate well with the surroundings.

Development Infrastructure Policy and Standards (DIPS)
The design and configuration of the public road related to parking, landscaping and public sidewalks will be reviewed by City staff to ensure it is consistent with the DIPS policy and designed to City standards.

Grading
Staff will review the proposed grading and house siting plan for the development to determine how the proposed rear yards for the dwellings on the north side of the proposed road will be impacted.
Traffic
Staff will review the Traffic Assessment to determine the impact of the development including appropriate parking standards.

Community Benefits
The applicability of Section 37 of the Planning Act to secure appropriate community benefits will be reviewed.

Toronto Green Standard
A TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT
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E-mail: cowusug@toronto.ca

SIGNATURE

_______________________________
Sharon Hill, MCIP, RPP
Acting Director, Community Planning
Etobicoke York District

ATTACHMENTS
Attachment 1: Site Plan/Subdivision Plan
Attachment 2a: Elevations
Attachment 2b: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 1: Site Plan
Attachment 2a: Elevations

Elevations
735 & 743 Renforth Drive

Applicant’s Submitted Drawing
Not to Scale
12/05/2012

File # 12 268621 WET 03 OZ
File # 12 268636 WET 03 SB
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Application Type: Rezoning
Application Number: 12 268621 WET 03 OZ
Details: Rezoning, Standard
Application Number: 12 268636 WET 03 SB
Application Date: October 25, 2012

Municipal Address: 735 & 743 RENFORTH DR
Location Description: PLAN M718 PT BLK A RP R2718 PART 1 **GRID W0301
Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of 38 detached single detached houses with integral single car garages on a new public road. Existing commercial buildings and an auto repair garage are to be demolished.

Applicant: ACTION PLANNING CONSULTANTS
Agent: 735 RENFORTH DEVELOPMENT INC.
Architect: 735 RENFORTH DEVELOPMENT INC.

PLANNING CONTROLS
Official Plan Designation: Mixed Use Areas
Zoning: Local Planned commercial
Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION
Site Area (sq. m): 13275
Frontage (m): 81
Depth (m): 161
Total Ground Floor Area (sq. m): 4096
Total Residential GFA (sq. m): 8192
Total Non-Residential GFA (sq. m): 0
Total GFA (sq. m): 8192
Lot Coverage Ratio (%): 38% for individual lots
Floor Space Index: 0.61

Total Storeys: 2
Metres: 0
Parking Spaces: 76
Loading Docks: 0

DWELLING UNITS
Tenure Type: Freehold
Rooms: 0
Bachelor: 0
1 Bedroom: 0
2 Bedroom: 0
3 + Bedroom: 38
Total Units: 38

FLOOR AREA BREAKDOWN (upon project completion)

<table>
<thead>
<tr>
<th>Tenure Type</th>
<th>Residential GFA (sq. m)</th>
<th>Retail GFA (sq. m)</th>
<th>Office GFA (sq. m)</th>
<th>Industrial GFA (sq. m)</th>
<th>Institutional/Other GFA (sq. m)</th>
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<tr>
<td>Freehold</td>
<td>8192</td>
<td>0</td>
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CONTACT:
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