808 to 828 Runnymede Road - City Initiated Zoning Amendment to Allow Residential Use – Status Report

Date: December 20, 2012
To: Etobicoke York Community Council
From: Acting Director, Community Planning, Etobicoke York District
Wards: Ward 11 – York South-Weston
Reference Number: 12 278720 WET 11 OZ

SUMMARY

This report provides background information and an update on the City directed zoning review and preparation of site-specific Zoning By-law Amendment for the properties municipally known as 808-828 Runnymede Road.

In consultation with the Ward Councillor, staff will schedule a community consultation meeting in the first quarter of 2013.

RECOMMENDATIONS

The City Planning Division recommends that:

1. This report be received by Etobicoke York Community Council.

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

DECISION HISTORY
The Etobicoke York Community Council, at its meeting of September 11, 2012,
adopted a motion from Councillor Nunziata and recommended City Council request City Planning Staff to conduct a Zoning Review and prepare a Zoning By-law to allow residential uses on the properties municipally known as 808-828 Runnymede Road.

Community Council also directed City Planning staff to schedule and give notification for a Community Consultation meeting together with the Ward Councillor following receipt of plans from Habitat from Humanity for the proposed residential development at 828 Runnymede Road and further to give notice for a public meeting under the Planning Act. It also directed that the expenses incurred for arranging and providing notice for the Community Consultation meeting be borne by Habitat for Humanity.

City Council on October 2, 3, and 4, 2012, requested the Chief Planner and Executive Director, City Planning to conduct a zoning review and prepare a Zoning By-law amendment to allow residential uses on the properties municipally known as 808 to 828 Runnymede Road.

ISSUE BACKGROUND

The subject properties between 808 to 828 Runnymede Road are zoned Commercial Residential (CE) by the City of York Zoning By-law 1-83 and are designated Neighbourhoods in the City of Toronto Official Plan. Under the former and now repealed City of York Official Plan these properties were designated Employment. The properties were redesignated Neighbourhoods by the adoption of the City of Toronto Official Plan in July 2006. The zoning designation of CE remained unchanged. The CE Commercial Employment zoning is inconsistent with the Official Plan Neighbourhoods designation, as it does not permit residential uses that are allowed in the Neighbourhoods policies of the Plan.

As a result of the CE zoning the existing properties from 808 to 826 consist of detached and semi-detached dwelling houses and are legal non-conforming. The property known as 828 Runnymede Road is a vacant parcel of land that was City-owned surplus land and recently sold to Habitat for Humanity in December 2012. Habitat for Humanity proposes to construct a detached dwelling house on the parcel. Plans of the proposed dwelling house development and supporting information were submitted October 18, 2012, and are under review (Attachments 1 and 2). The proposed development of a dwelling house at 828 Runnymede Road by Habitat for Humanity would not be permitted under the current CE zoning.

Given the existing and planned context of these properties in a Neighbourhoods designation, Planning staff recognized the opportunity to regularize the existing legal non-conforming uses through a City-initiated by-law amendment. Planning staff consulted with the ward Councillor on the issue and a process to implement appropriate zoning for all the non-conforming residential properties including the parcel acquired by Habitat for their proposed development. As a result the Councillor introduced a motion that was adopted by City Council directing City Planning to undertake a zoning review and prepare a zoning by-law amendment to change the CE zoning designation to an
appropriate residential zoning consistent with the existing Official Plan \textit{Neighbourhood} designation for the properties.

\textbf{Site and Surrounding Area}

The properties municipally known as 808 to 826 Runnymede Road are each occupied dwellings. The property municipally known as 828 Runnymede Road is currently a vacant land parcel that was recently acquired from the City by Habitat for Humanity for a proposed detached dwelling.

The area surrounding the subject properties is predominantly detached and semi-detached dwellings. The properties are located between the block bounded by St. Clair Avenue West to the south, which is characterized by two storey mixed commercial and residential properties, and Liverpool Street to the north which is comprised of residential dwellings. On the east side of Runnymede Road directly across from the subject sites, there is a small commercial plaza.

\textbf{Official Plan}

The subject property is designated as \textit{Neighbourhoods} on Map 14 – Land Use Plan in the Official Plan. \textit{Neighbourhoods} are physically stable areas providing for a variety of lower scale residential uses such as detached and semi-detached houses.

\textbf{Zoning}

The properties municipally known as 808 to 828 Runnymede Road are zoned Commercial Employment (CE) by City of York Zoning By-law 1-83.

\textbf{Reasons for the Zoning By-law Amendment}

City Council has requested that a zoning review be undertaken and a zoning by-law amendment prepared to permit residential uses on the properties at 808 to 828 Runnymede Road.

\textbf{COMMENTS}

\textbf{Community Consultation}

Prior to receipt of the Habitat for Humanity proposal a preliminary community consultation meeting, arranged by the Ward Councillor, was held on November 21, 2012. Habitat for Humanity presented their proposed development of a single-detached dwelling on the vacant land at 828 Runnymede Road (Attachment 1 and 2). City Planning also advised attendees of the City Initiated zoning review to change the existing CE zoning to a residential zoning to implement the \textit{Neighbourhoods}' designation of the Official Plan.

Notices for the Community Meeting were hand delivered to properties on Liverpool Street and Runnymede Road between Henrietta Street and St. Clair Avenue West. There
was low attendance at the meeting, and a majority of the owners of the dwellings between 808 to 826 Runnymede were not in attendance.

An additional community meeting is being planned for early February 2013, where proper notice of 120 metres of the subject properties will be given, following the City Planning’s standard process for Community Consultation meetings.

**Issues to be Resolved**

The proposal as presented by Habitat for Humanity, as well as the legal non-conforming residential dwellings are being reviewed under the standards of the R2 Residential Zone. The R2 zoning is the existing zoning context for the surrounding residential neighbourhood. Additional issues may be identified through the review of the Habitat application, agency comments and the community consultation process.

The concerns raised at the preliminary consultation meeting relating to the Habitat for Humanity development were in regard to the adequacy and safety of the rear yard amenity space, location and sufficiency of on-site parking, impact to on-street parking, building façade materials, and sidewalk extensions along Liverpool.

**CONTACT**

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**SIGNATURE**

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

**ATTACHMENTS**

Attachment 1: Site Plan – 828 Runnymede Road  
Attachment 2: Elevations – 828 Runnymede Road  
Attachment 3: Zoning
Attachment 1: Site Plan
Attachment 2: Elevations

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

Elevation
Applicant’s Submitted Drawing

808 - 828 Runnymede Road
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Not to Scale
12/1/12

Attachment 2
Attachment 3: Zoning