

**55 Ypres Road - Zoning Amendment and Subdivision
Application - Preliminary Report**

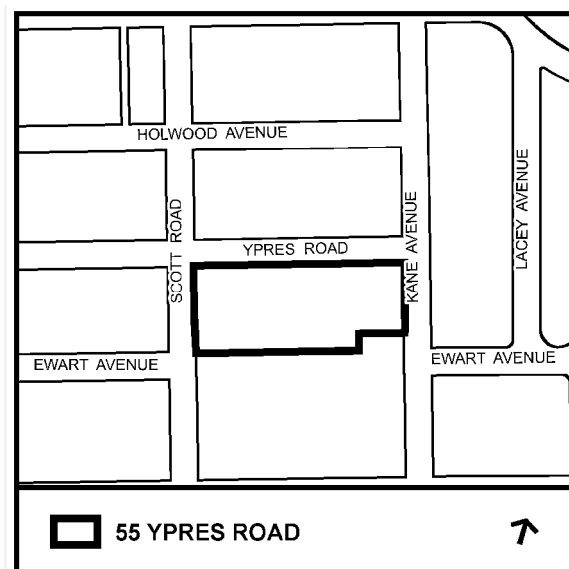
Date:	December 20, 2012
To:	Etobicoke York Community Council
From:	Acting Director, Community Planning, Etobicoke York District
Wards:	Ward 12 – York South-Weston
Reference Number:	12 256257 WET 12 OZ and 12 256272 WET 12 SB

SUMMARY

This application proposes to amend the Zoning By-law to permit 44 new freehold residential units (8 single family detached dwellings and 36 semi-detached dwelling units) at 55 Ypres Road. Also included in the proposal is a new public road (cul de sac) connecting to Ypres Road between Kane Avenue and Scott Road. A new public park on Scott Road is also proposed.

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 applications 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 second quarter of 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 55 Ypres 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 with a view to offering the lands for sale, subject to the requirements of Ontario Regulation 444/98 under the *Education Act*, Disposition of Real Surplus Property.

On April 19, 2012, the Committee of Adjustment approved a consent application to sever the subject property (known as the Silverthorn Junior Public School site) from the municipal property 300 Kane Avenue, formerly known as Kane Middle School site, now Silverthorn Community School, as well as the former Ewart Avenue right-of-way (File Number B56/11EYK). A minor variance application was associated with the severance application to grant reduction to the front yard landscaping open space for the vacant school that would result from the severance. The Silverthorn Junior Public School was consolidated with the Kane Middle School in September 2011 and continues to occupy the site south of the subject property. The consent was necessary to isolate the site for disposal.

Toronto Lands Corporation (TLC) is the agency charged with disposing of the lands. Under the TLC two-step process to sell a property, it is first offered to other public sector organizations and subsequently offered on the open market. The property was sold on the open market to a private purchaser in August 2012.

An underlying registered plan of subdivision No. 2245 applies to the lands. It creates blocks and lots that comprise the vacant school site.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on July 12, 2012 to discuss complete application submission requirements and to identify preliminary issues with the proposal. Preliminary issues included the number and size of the lots proposed, the need for architectural control details, provision and location of a new municipal road, parkland dedication, natural heritage issues, and grading and servicing concerns, given the existing topography of the site.

A pre-application community consultation meeting arranged by the Ward Councillor was held on September 24, 2012. The proposal presented at the meeting included 44 freehold residential units consisting of 8 single-detached dwellings and 36 semi-detached dwelling. Issues raised were related to loss of the current playfield, accommodation of parking, removal of trees, coverage of lots, potential heritage and history of the school site, design of the proposed park, building elevations and retaining walls, stormwater management and flooding concerns, and the construction management plan related to safety protocol for site demolition. No significant changes to the proposal were made as a result of the pre-application community consultation.

ISSUE BACKGROUND

Proposal

The proposed zoning amendment is intended to implement the proposed draft plan of subdivision and create site specific performance standards for the development of the lands at 55 Ypres Road.

The subdivision proposes 44 residential lots and the creation of an internal municipal road with access off of Ypres Road midway between Kane Avenue and Scott Road with a right-of-way of 16.5 metres terminating in a cul de sac. A public park is proposed to be located fronting onto Scott Road at the southwest corner of the property.

The lots are proposed to be developed with 8 single detached and 36 semi-detached dwellings, each unit will be 3 storeys and approximately 11 metres in height, and will provide 2 parking spaces for each unit, one in an integral garage and one in the driveway.

The single detached dwellings will have lot frontage of 8 metres, with exception of one lot at 7.75 metres. The gross floor area of the units will range in size from approximately 193 to 222 square metres.

The semi-detached homes will have minimum lot frontages of 6 metres. The gross floor area of the units will range in size from approximately 163 to 183 square metres.

The proposed municipal road will total approximately 919 square metres, and the proposed parkland dedication area will include approximately 674 square metres.

For additional details, please see Attachment 1: Site Plan/Plan of Subdivision, Attachment 2: Elevations, Attachment 3: Zoning and Attachment 4: Application Data Sheet.

Site and Surrounding Area

This vacant public school site is located within the Silverthorn Community located south of Eglinton Avenue West and east of Keele Street.

The site is approximately 1.16 hectares in area. It has a 172.5 metre frontage on the south side of Ypres Road, a 72 metre frontage on the east side of Scott Avenue, and a 48 metre frontage on the west side of Kane Avenue.

The property contains a vacant 2-storey building, the former TDSB Silverthorn Junior Public School of approximately 5,100 square metres, a parking lot and playfield. The building was originally constructed in 1916. In June 2010, the Silverthorn school site was declared surplus, and was closed at the end of the 2010-2011 school year.

The subject site contains an atypical topography containing various grades throughout the site. There is an approximate 16 metre grade differential from the highest elevation of the north western corner of Ypres Road and Kane Avenue to the south western corner of the property on Scott Road.

Surrounding uses include:

North, East and West: Residential detached and semi-detached dwellings.

South: TDSB Silverthorn Community School (formerly known as Kane Middle School)

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* on Map 17 – Land Use Plan in the Official Plan. According to Policy 4.1.1, *Neighbourhoods* are considered physically stable areas providing for a variety of lower scale residential uses such as detached and semi-detached houses as well as parks.

Policy 4.1.5 sets out key objectives of the policies and development criteria that aim to ensure 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; and the conservation of heritage buildings, structures and landscapes. This application is being reviewed under 4.1.5 because it meets the general intent of the policy.

Zoning

The subject lands are in a Residential (R2) Zone in the former York Zoning By-law 1-83.

Permitted uses include detached, semi-detached, duplex dwellings, group homes or correctional group homes, foster homes, private home daycare and day nurseries. Parks are permitted in R2 zones.

Some key zoning performance standards for R2 zone include the following: maximum floor space index of 0.8; maximum building heights at 11 metres with not more than 3 storeys; minimum rear yard depths of 7.5 metres, minimum lot frontages of 8 metres for detached dwellings and 6 metres for semi-detached dwellings; and minimum side yard setbacks for detached dwellings are 0.5 metres on one side and 1.2 metres on the other, while semi-detached side yard setbacks are 1.2 metres.

Site Plan Control

This proposal is not subject to Site Plan Control under City of Toronto By-law Number 774-2012.

Plan of Subdivision

An application for plan of subdivision has also been submitted to establish the public road, proposed park and individual lots.

Tree Preservation

The Arborist report and Tree Preservation plan submitted in support of this application indicate that there are a total of 23 trees both within and immediately adjacent to the subject property.

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 388-2000, as amended.

Reasons for the Application

A zoning by-law amendment application is required to provide for increased gross floor area, reduced setbacks and landscaping, and to establish appropriate performance standards. The Draft Plan of Subdivision is necessary in order to create the proposed new lots, public road, and public park.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Arborist Report
- Functional Servicing Report and Stormwater Management Report
- Planning Rationale
- Stage One and Two Archaeological Assessment
- Toronto Green Developments Standards Checklist
- Urban Design Control Guidelines

A Notification of Complete Application was issued on October 24, 2012.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment prior to presenting this report to Etobicoke York Community Council. Preliminary issues include the following:

- Additional test-pitting to address archaeological concerns
- Appropriateness of the setback of some of the houses fronting onto the proposed municipal road, resulting in reduced driveways
- Conformity with Official Plan policy 4.1.5
- Eliminating the parcels of the underlying subdivision by a deeming by-law
- Height of retaining walls relating to grading and elevation concerns
- Natural Heritage identified significant landform feature of the former Lake Iroquois shoreline
- Overland flow easements on public and private property
- Servicing connections and adequacy of existing municipal infrastructure
- Size of parkland and potential encumbrances
- Stormwater management issues

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance 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

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

ATTACHMENTS

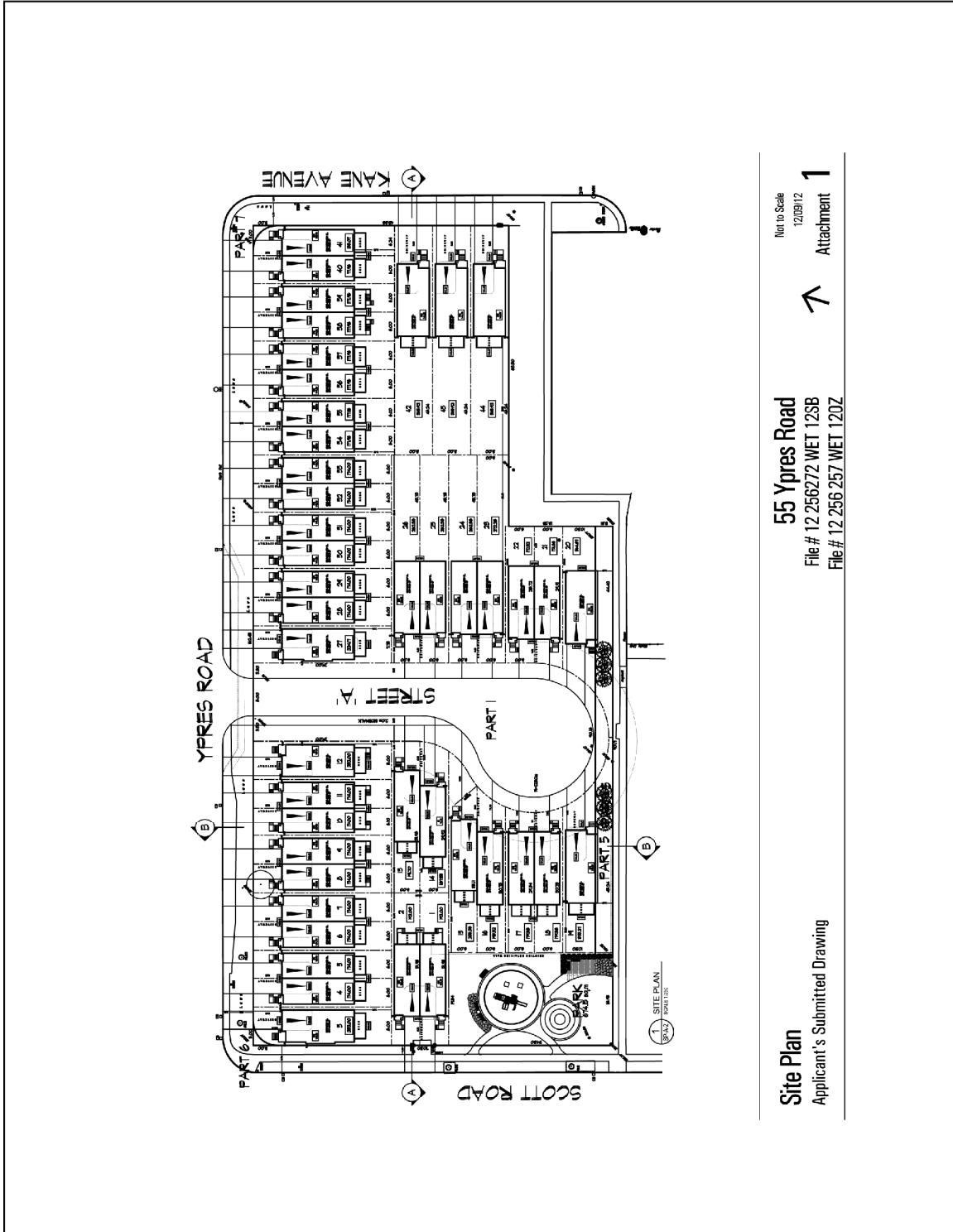
Attachment 1: Site Plan/Subdivision Plan

Attachment 2: Elevations [as provided by applicant]

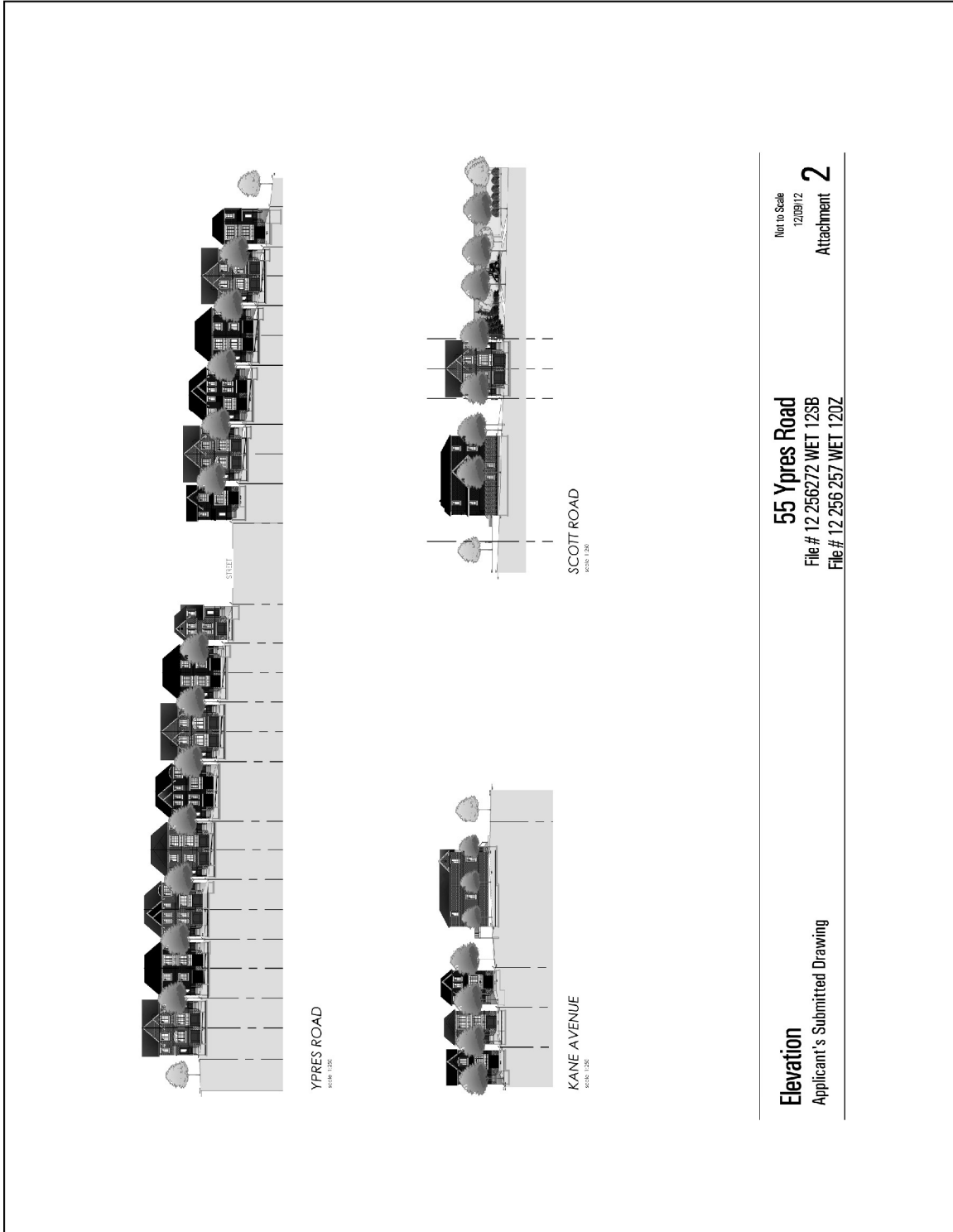
Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



Attachment 2: Elevations



Elevation

Applicant's Submitted Drawing

55 Ypres Road

File # 12 256272 WET 12SB

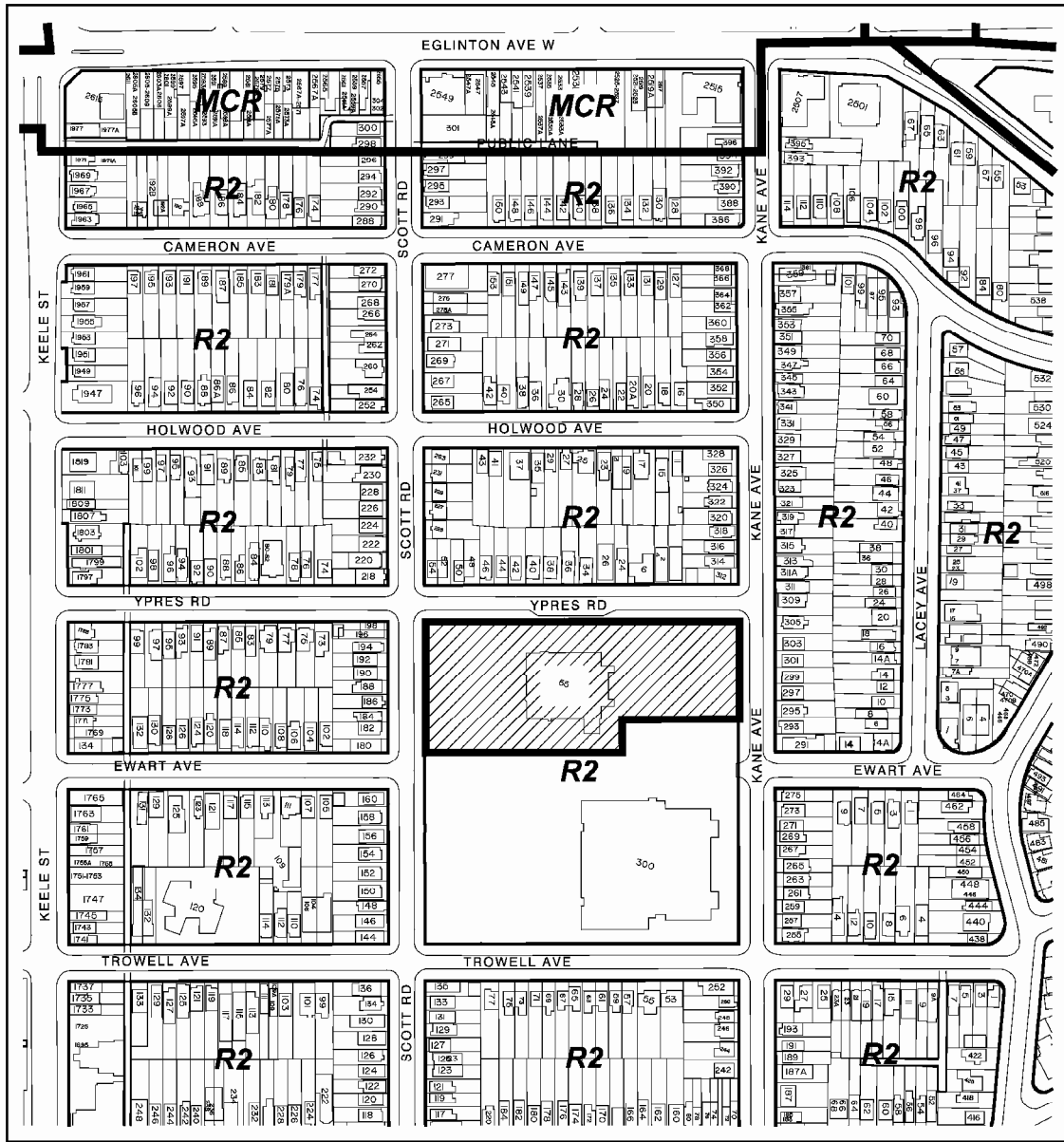
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Not to Scale

12/09/12

Attachment 2

Attachment 3: Zoning



55 Ypres Road
 File # 12 256257 WET 12 QZ
 File # 12 256272 WET 12 SB

R2 Residential Zone
 MCR Mixed Commercial Residential



Not to Scale
 Former York Zoning By-law 1-83
 Extracted 12/19/2012

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 256257 WET 12 OZ
Details	Rezoning, Standard	Application Date:	October 1, 2012

Municipal Address: 55 YPRES RD
 Location Description: PLAN 2061 BLK A PLAN 2245 LOTS 47 TO 63 **GRID W1210
 Project Description: Proposal to construct 44 new freehold residential units (8 single family detached dwellings and 36 semi-detached dwelling units).

Applicant:	Agent:	Architect:	Owner:
ICON PARTNERS LTD			ICON PARTNERS INC TRUST

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	york 1-83 R2	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	11,638.60	Height:	Storeys:	3	
Frontage (m):	0		Metres:	11	
Depth (m):	0				
Total Ground Floor Area (sq. m):	6101				Total
Total Residential GFA (sq. m):	7766		Parking Spaces:	44	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	7766				
Lot Coverage Ratio (%):	52				
Floor Space Index:	0.66				

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	44

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	7766	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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