1 to 47 Isaac Devins Boulevard (Formerly Part of 3035 Weston Road) - Zoning By-law Amendment Application - Preliminary Report

Date: April 25, 2013
To: Etobicoke York Community Council
From: Director, Community Planning, Etobicoke York District
Wards: Ward 7 – York West
Reference Number: 13 142592 WET 07 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law No. 7625 to permit the development of 18 single detached dwellings, in lieu of the 24 previously approved semi-detached dwelling units, at 1 to 47 Isaac Devins Boulevard (formerly part of 3035 Weston Road).

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.

It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor in the second quarter of the year.

A Final Report and public meeting under the Planning Act to consider this application is targeted for the third quarter of 2013 provided any required information is submitted by the applicant in a timely manner.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1 to 47 Isaac Devins Boulevard (formerly part of 3035 Weston 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 of the Planning Act.

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

DECISION HISTORY
An amendment to the former City of North York Official Plan to permit the residential redevelopment of the lands formerly known as 3035 Weston Road was approved by the Ontario Municipal Board on July 8, 2008 (OPA No. 573 to the former City of North York Official Plan). On September 30, 2010 the Ontario Municipal Board approved modifications to the new Official Plan associated with the proposed development.

An amendment to the former City of North York Zoning By-law No. 7625 was approved by the Ontario Municipal Board on July 3, 2012 (By-law 1657-2012 (OMB)).

The Plan of Subdivision was registered on January 13, 2013 (Plan 66M-2503).

Pre-Application Consultation
A pre-application consultation meeting was not held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal
The application proposes to amend former City of North York Zoning By-law No.7625 to permit the development of 18 single detached dwellings, in lieu of the 24 previously approved semi-detached dwelling units, on 1 to 47 Isaac Devins Boulevard (Lots 16 to 27, Plan 66M-2503). The proposed single detached dwelling lots would have frontages of...
approximately 9.15 m. (see Attachment 1). The proposed lots and dwellings would be generally similar to the existing subdivision lots and dwellings on Bob Yuill Drive.

**Site and Surrounding Area**

The subject lands 1 to 47 Isaac Devins Boulevard are part of a larger subdivision (formerly part of 3035 Weston Road) which is currently under construction. The subdivision is located east of Weston Road, south of Sheppard Avenue West and north of Starview Lane. The subdivision is rectangular in shape and is approximately 5.15 ha in size.

Uses surrounding the subject site are as follows:

North: to the immediate north is a new residential subdivision (formerly known as 2277-2295 Sheppard Avenue West) with a retail block in the northeast corner.

West: Single detached dwellings which front onto both sides of Weston Road. Beyond Weston Road is the Humber River Ravine system. Two residential apartment buildings, each 18 storeys in height, are located at the southeast corner of Weston Road and Sheppard Avenue West.

East: The CPR tracks form the eastern boundary of the site, beyond which are industrial lands with warehouse uses and Highway 400.

South: St. Basil The Great College Secondary 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 *Neighbourhoods* on Map 13 – Land Use Plan in the Official Plan. According to Policy 4.1.1, *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk up apartments no larger than four storeys.

**Zoning**

The subject lands are zoned RM2(50) which permits semi-detached dwellings on lots having a minimum lot frontage of 6.55 m for each semi-detached dwelling unit and 13.7 m for each semi-detached dwelling (pair of units), and a minimum lot depth of 29.5 m.

**Site Plan Control**

The proposed development for single detached houses is not subject to Site Plan Control under City of Toronto By-law 774-2012.

**Reasons for the Application**

The subject lands are zoned RM2(50) which permits semi-detached dwellings, but not single detached dwellings. The proposed amendment would also establish appropriate performance standards for these single detached dwelling lots.

**COMMENTS**

**Application Submission**

The following reports/studies were submitted with the application:

- Planning Justification Report; and
- Draft Zoning By-law.

City Staff are reviewing the application for completeness.

**Issues to be Resolved**

Staff will review and discuss with the applicant possible changes required to the approved Plan of Subdivision, and related approved site servicing and stormwater management plans, utility plans and tree planting plans and the appropriate process for addressing these changes.
Additional issues may be identified through the review of the application, agency comments and the community consultation process.

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**SIGNATURE**

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Etobicoke York District

**ATTACHMENTS**
Attachment 1:  Site Plan
Attachment 2:  Zoning
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