111 Plunkett Road (formerly part of 135 Plunkett Road) - Zoning By-law Amendment Application and Plan of Subdivision Application - Preliminary Report

Date: May 27, 2013
To: Etobicoke York Community Council
From: Director, Community Planning, Etobicoke York District
Wards: Ward 7 – York West
Reference Number: 13 162096 WET 07 OZ and 13 162112 WET 07 SB

SUMMARY

The applications are for a Draft Plan of Subdivision Approval for the creation of 21 semi-detached house lots, a public road and walkway and amendments to the former City of North York Zoning By-law No. 7625 to permit the development of 21 residential semi-detached buildings (42 dwellings) at 111 Plunkett Road.

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

A community consultation meeting will be held by staff in consultation with the Ward Councillor on June 5, 2013.

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

The City Planning Division recommends that:

1. 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

On May 17, 2012 the Committee of Adjustment approved with condition a Consent Application to create two parcels for a former school site (Committee of Adjustment file B6/12EYK). The Certificate of Consent was issued May 17, 2013 for the conveyance of the created parcel.

The parcel to be conveyed contains the former St. Gasper Catholic School building and is currently occupied by Nile Academy, a private school which offers co-educational programming for students from Kindergarten to Grade 12 in English, French and Turkish. The parcel to be retained is the redevelopment lands and is the subject of the Draft Plan of Subdivision and Zoning By-law Amendment applications.

Pre-Application Consultation
A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal
The subdivision proposes 21 residential lots and the creation of a new public road connecting to Plunkett Road (see Attachment 1). The new public road would have a right-of-way of 18.5 m and would terminate in a cul de sac. A public walkway is proposed between Cabana Drive and the proposed public road at the southeastern portion of the site.

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 subject lands.

The lands are proposed to be developed with 21 semi-detached lots (42 dwellings). Each semi-detached house is proposed to be approximately 10 m in height, and would provide 2 parking spaces for each unit, one in an integral garage and one in the driveway. The
The proposed lot frontage is 6.7 m for each semi-detached dwelling unit and 13.4 m for each pair of semi-detached units. The proposed lot area is 209.5 m\(^2\) for each semi-detached dwelling lot and 419 m\(^2\) for each pair of semi-detached units. The proposed lot coverage for each semi-detached dwelling is 45% of the lot. The proposed buildings would have rear yard setbacks of 7.5 m, side yard setbacks of 0.61 m, front yard setbacks of 4.5 m and 5.7 m front yard setbacks to the attached garage. For additional details, see Attachment 3: Application Data Sheet.

Site and Surrounding Area
The subject property is located in the residential neighbourhood southeast of the intersection of Islington Avenue and Steeles Avenue West.

The subject site is located on east side Plunkett Road and is irregularly shaped. The site has an approximate area of 2.43 ha (6.0 acre) with a lot frontage of 54.85 m and a depth of 165.55 m. The site is currently used by Nile Academy as part of the general recreational area for the school, containing a soccer field and some additional surface parking.

Surrounding uses include:

- North and East: residential neighbourhood consisting of semi-detached houses;
- South: residential semi-detached houses fronting onto Plunkett Road and an industrial area fronting onto Millwick Drive; and
- West: Nile Academy (formerly known as St. Gaspar Catholic Elementary School) and residential detached and semi-detached houses.

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 property is designated *Neighbourhoods* on Map 13 – Land Use Map in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan contains development criteria for assessing new development in *Neighbourhoods*. These criteria are intended to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally fit the existing physical character. Policy 4.1.5 of the Official Plan states that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

a) patterns of streets, blocks and lanes, parks and public building sites;
b) size and configuration of lots;
c) heights, massing, scale and dwelling type of nearby residential properties;
d) prevailing building type(s);
e) setbacks of buildings from the street or streets;
f) prevailing patterns of rear and side yard setbacks and landscaped open space;
g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
h) conservation of heritage buildings, structures and landscapes.

Policy 4.1.5 further states that no changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of a neighbourhood. The policies state that the prevailing building type will be the predominant form of development in the neighbourhood and that some *Neighbourhoods* will have more than one prevailing building type.

The development criteria contained in the *Neighbourhoods* policies are supplemented by additional development criteria outlined in the Built Form policies in Section 3.1.2 of the Official Plan. The Built Form policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area. The policies require that new development:

- be located and organized to fit with its existing or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate main building entrances to be clearly visible from the public sidewalk;
- locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets;
- consolidate and minimize the width of driveways and curb cuts across the public sidewalk;
- limit surface parking between the front face of a building and the public street or sidewalk;
- be massed and its exterior façade designed to fit harmoniously into its existing and planned context and limit its impact on neighbouring streets;
- mass new buildings to frame adjacent streets and open spaces in a manner that respects the existing street proportion;
- create appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of the Plan;
- provide adequate light and privacy;
- adequately limit any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas;
- provide amenity space adjacent streets and open spaces for pedestrians;
- co-ordinate landscape improvements in setbacks to create attractive transitions from the private to the public realms; and
- provide indoor and outdoor amenity space for residents.

**Zoning**

The subject lands are zoned R4- One-Family Detached Dwelling Fourth Density Zone in the former City of North York Zoning By-law No. 7625, as amended. The R4 zone permits detached dwellings, community centres, parks, schools and places of worship (see Attachment 2- Zoning).

**Site Plan Control**

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

**Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the application and is currently under review by City staff.

**Plan of Subdivision**

An application for plan of subdivision has also been submitted to establish the public road, public walkway and individual lots (Application 13 162112 WET 07 SB).
Community Consultation
A community consultation has been scheduled in consultation with the Ward Councillor for June 5, 2013 at Nile Academy. At the time of the preparation of this report the meeting had not been held.

Reasons for the Application
A Zoning By-law Amendment application is required to permit the semi-detached houses. The proposed amendment would also establish appropriate performance standards for these semi-detached dwelling lots. The Draft Plan of Subdivision is necessary to create the proposed new lots, public road and public walkway.

COMMENTS

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

- Planning Rationale
- Noise and Vibration Feasibility Study
- Stage I & II Archaeological Assessment
- Traffic Operations Review
- Functional Servicing Report
- Phase I & II Environmental Site Assessment
- Arborist/Tree Preservation Report & Plan

City staff are reviewing the applications for completeness.

Issues to be Resolved
The applications have been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- conformity with Official Plan policies;
- appropriateness of the proposed building setbacks, lot area, lot frontage, lot depth and building coverage, in terms of compatibility and fit with the physical character of the area;
- the appropriateness of the location of the proposed public road off Plunkett Road;
- the need for parkland as part of this subdivision; and
- noise and vibration impacts from adjacent employment lands and measures required to mitigate impacts.

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 applications, agency comments and the community consultation process.

**CONTACT**
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Fax No. (416) 394-6063
E-mail: gbyrne@toronto.ca

**SIGNATURE**

_______________________________
Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

**ATTACHMENTS**
Attachment 1: Site Plan/Subdivision Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet
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Attachment 2: Zoning
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**Application Type: Rezoning**  
**Application Number:** 13 162096 WET 07 OZ  
**Details:** Rezoning, Standard  
**Application Date:** May 3, 2013

**Municipal Address:** 135 PLUNKETT RD  
**Location Description:** PLAN 8830 BLK P & PLAN 8789 BLK P - EXEMPT PER SEC.3(1)4 OF THE ASSMT ACT R.S.O.(90) C.A.31, **GRID W0702**  
**Project Description:** Proposed amendments to the City of North York Zoning By-law No. 7625 to permit the development of 21 residential semidetached buildings (42 dwellings). See folder 13 162112 WET 07 SB for related subdivision application.

**Applicant:** BOUSFIELDS INC  
**Agent:** ST. GASPAR'S DEVELOPMENT CORP.

**PLANNING CONTROLS**

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<tr>
<th>Official Plan Designation</th>
<th>Neighbourhoods</th>
<th>Site Specific Provision</th>
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<td>Historical Status</td>
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<td>Height Limit (m)</td>
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<td>Site Plan Control Area</td>
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**PROJECT INFORMATION**

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**FLOOR AREA BREAKDOWN** (upon project completion)

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<td>Total Units:</td>
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**CONTACT:**  
**PLANNER NAME:** Gregory Byrne, Senior Planner  
**TELEPHONE:** (416) 394-8238