

1383, 1385, 1389, 1399 and 1403 Military Trail – Zoning Amendment Application – Final Report

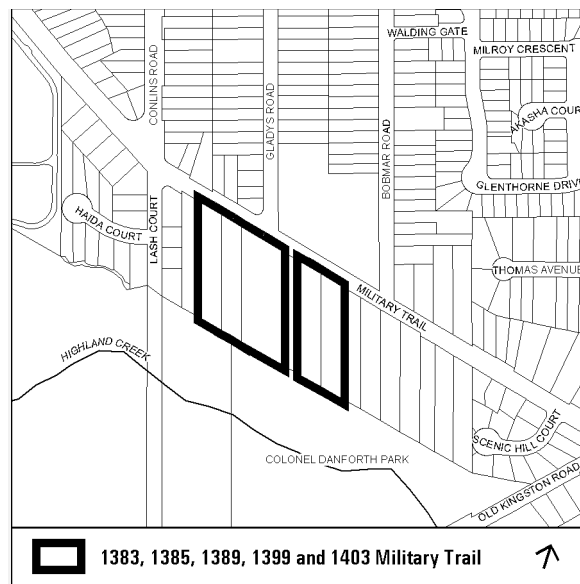
Date:	April 24, 2013
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	12 105496 ESC 44 OZ

SUMMARY

This application proposes to amend the Highland Creek Community Zoning By-law to reduce the minimum lot frontage requirement from 21 metres (68.9 feet) to 15 metres (49.2 feet) per lot, to reduce the minimum required side and rear yard building setbacks, to establish driveway width and location standards, and to rezone the rear portions of the lots from a Single Family Residential (S) Zone to a Major Open Spaces (O) Zone. This is to enable the severance of five (5) existing lots at 1383, 1385, 1389, 1399 and 1403 Military Trail into twelve (12) new lots, and to enable the conveyance of the lands to be zoned Major Open Spaces (O) into public ownership.

The proposed amendment to the minimum lot frontage requirements is compatible with existing lot frontages on Military Trail in the immediate area, and rezoning the lands at the rear of the subject lands which form part of the Natural Heritage System, the Ravine By-law Protected area, and Toronto and Region Conservation Authority's Fill Regulated Area to a Major Open Spaces (O) Zone is appropriate for the future protection of the lands.

This report reviews and recommends approval of the application to amend the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 10827, for the lands at 1383, 1385, 1389, 1399 and 1403 Military Trail substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to report dated April 24, 2013.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2009 consent applications were filed with the Committee of Adjustment by the current owners for the lands at 1383, 1385 and 1389 Military Trail along with a minor variance application. These applications sought to create new lots having a minimum lot frontage of 16.96 metres (55.6 feet). The applications were withdrawn prior to any consideration by the Committee.

On January 22, 2013 Scarborough Community Council approved applications to demolish the residential buildings at 1383, 1385, 1389, 1399 and 1403 Military Trail subject to specific conditions. The decision document and staff report can be found on the City's web page at the following address:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.SC21.4>

Demolition permits were issued on January 29, 2013.

ISSUE BACKGROUND

Proposal

This application proposes to amend the Highland Creek Community Zoning By-law to:

- reduce the minimum lot frontage requirement from 21 metres (68.9 feet) to 15 metres (49.2 feet) per lot;
- reduce the minimum side yard building setback from 1.8 metres (6 feet) for a two-storey building to 1.2 metres (4 feet) on one side and 1.8 metres (6 feet) on the other side;
- reduce the minimum rear yard building setback from a minimum of 7.5 metres (24.6 feet) plus 60% of the lot depth greater than 33.5 metres (110 feet) to 7.5 metres (24.6 feet) plus 40% of the lot depth greater than 33.5 metres (110 feet);
- establish driveway width and location standards; and,

- rezone the rear portions of the lots from a Single Family Residential (S) Zone to a Major Open Spaces (O) Zone.

This is to enable the severance of five (5) existing lots at 1383, 1385, 1389, 1399 and 1403 Military Trail into twelve (12) new lots, and to enable the conveyance of the lands into public ownership. Related consent applications have been filed, their file numbers are B003/12SC, B004/12SC, B005/12SC, B006/12SC, and B007/12SC. For more information, refer to the Application Data Sheet, as shown on Attachment 4.

Site and Surrounding Area

The subject lands are located on the south side of Military Trail, west of Old Kingston Road and east of the main campus of the University of Toronto in Scarborough. The subject lands are non-contiguous as they are separated by a property at 1397 Military Trail, which is not part of the rezoning application. Overall, the subject lands comprise a total of approximately 2.37 hectares (5.85 acres), and have a total frontage on Military Trail of approximately 183 metres (600 feet). Four of the five lots have lot frontages of approximately 30.5 metres, and one lot has a lot frontage of approximately 61 metres. Lot depths range between 148 metres to 152 metres. The subject lands support one-storey single detached dwellings located on each of the five lots. A sidewalk is located on the north side of Military Trail.

The lands are generally flat, and slope southward towards the Highland Creek ravine. The lands below the established top-of-bank have a steep slope southward. The properties are heavily treed, and are characterized by the presence of large, mature trees throughout, particularly at the rear (southern) portion of the lands which are protected by the City's Ravine and Natural Feature Protection By-law.

A rezoning application has been filed for the abutting lands to the east at 1407 Military Trail. The application seeks to amend the Highland Creek Community Zoning By-law to reduce the minimum lot frontage requirement from 21 metres (68.9 feet) to 15 metres (49.2 feet) and to establish minimum building setbacks to facilitate the severance of one existing lot at 1407 Military Trail into two new residential building lots. The Preliminary Report was considered at the April 9, 2013 Scarborough Community Council meeting, where the recommendations of the report were adopted without amendment. The Preliminary Report can be found on the City's web site at the following address: <http://www.toronto.ca/legdocs/mmis/2013/sc/bgrd/backgroundfile-56750.pdf>

Abutting uses include:

East: Single detached dwellings on large lots;

West: Single detached dwellings on large lots;

South: Ravine and Colonel Danforth Park and Highland Creek; and,

North: Highland Creek Public School, and single detached dwellings on large lots.

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 by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Neighbourhoods*, and a portion of the southern edge of the lands are designated *Parks and Open Spaces Areas – Natural Areas*, within the Official Plan.

Neighbourhoods are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be 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. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of the Official Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with the aforementioned policies, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

Parks and Open Space Areas - Natural Areas are areas to be maintained primarily in a natural state while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and, conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions.

A portion of the southern edge of the subject lands is part of the Natural Heritage System (Map 9 of the Official Plan). All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate against negative impact on and/or improve the natural heritage system.

Highland Creek Community Secondary Plan

The properties are also subject to Policy 1.2 of the Highland Creek Community Secondary Plan. This policy indicates that the *Neighbourhoods* designation will include only single detached dwellings, and further that within specific areas identified as the Large Lot Areas within the Plan, a less intensive form

of residential development will be accommodated, maintaining the existing residential character, on lots having a minimum area of 830 square metres (8,934.3 square feet). The subject properties are located within an area identified as a Large Lot Area as illustrated on Map 2-1, Urban Structure Plan, which forms part of the secondary plan. Furthermore, the lands are not identified on Map 2-2, Tertiary Plan, which illustrates potential residential infill development opportunities in the Highland Creek Community Secondary Plan.

Zoning

The lands are currently zoned Single-Family Residential (S) in the Highland Creek Community Zoning By-law No. 10827, as amended. Permitted uses include Single-Family Dwellings, Group Homes and Correctional Group Homes. Ancillary uses permitted include domestic or household arts and private home day care.

The southernmost portions of the lands at 1399 and 1403 Military Trail are also zoned Major Open Spaces (O). Major Open Spaces shall include areas where the topographical or physical nature renders these lands unsuitable for the sustenance of buildings. The erection or structural alteration of residential or commercial buildings is prohibited in this zone.

Site Plan Control

The subject lands are subject to site plan control, however the form of development is not. A site plan control application is not required for the development of the proposed detached residential dwellings.

Reasons for Application

The rezoning application is required to permit a reduced minimum lot frontage, and reduced minimum side and rear yard building setbacks, and to establish driveway width and location standards to enable the proposed severances of the lands from the existing five lots into twelve lots for new residential detached dwellings. The application also proposes to rezone the southernmost portion of the lands to Major Open Spaces (O), and through the related consent applications, convey these lands into public ownership.

Community Consultation

A community consultation meeting was held on May 22, 2012. The meeting was attended by approximately 13 members of the public. Planning and Urban Forestry – Tree Protection and Plan Review staff along with the applicant, their planning consultant and arborist, and the Ward Councillor's Assistant were in attendance.

The issue of lot frontage was the primary issue raised at the meeting. Protection of property values was a key concern to area residents. There were differing opinions expressed regarding whether this change would increase or decrease property values.

With regard to the proposed 15 metre lot frontages, several residents opined that this is too small for the area, and lots more in keeping with the existing width of lots on the south side of Military Trail should be proposed. One resident suggested a maximum of 10 lots to make a better frontage.

The question of where lot frontage is measured was raised by two residents who are concerned that because the lots are not perpendicular to the street line the lot frontage is not actually 15 metres as the

application proposes, but rather approximately 12 metres. The applicant's planning consultant confirmed it if measured diagonally the proposed lots are approximately 45 feet (13.7 m) in width.

Several questions were asked regarding the proposed building setbacks for the front, side and rear yards.

A concern was expressed by one resident that the conveyance of lands to the Toronto Region Conservation Authority (TRCA) is an undesirable precedent.

A letter was received from residents who were not able to attend the Community Consultation Meeting. They expressed concern that the proposal will alter the character of the neighbourhood, which is comprised of large, detached executive homes on large lots. They feel that the approval of this application will set a precedent for new development in the area to be of a higher intensity, which is not encouraged by the *Neighbourhood* policies of the Official Plan. Further concerns include more intensive land uses will encourage absentee landlord relationships, as it relates to renting homes to multiple unrelated tenants without the presence of a landlord, the protection of trees and removals of trees which have already occurred on the subject lands.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Neighbourhood Character

This area is characterized by one and two-storey residential detached homes on large lots in a suburban context. The University of Toronto Scarborough campus is located just west of the subject lands, and as with the dwellings in the area, is set amidst mature trees bordering Military Trail and backing onto the heavily vegetated Highland Creek Ravine. The Highland Creek Public School is located immediately opposite the subject lands on Military Trail. It is designated under Part IV of the Ontario Heritage Act. The lands are also close to the Highland Creek Village, which supports commercial and institutional uses.

The subject lands are among the largest in the area, and significantly exceed the minimum lot frontage and area requirements of the zoning by-law. The existing lots also exceed the minimum lot area of 830 square metres established in the Highland Creek Secondary Plan for lots within the Large Lot Area. New development of lots even within the range of existing zoning permissions would represent a departure from the existing pattern of development, both in terms of lot frontages, lot areas and side yard building setbacks. Table 1 illustrates the existing lot condition, current zoning permissions and proposed zoning permissions.

Table 1. Comparison of Existing Condition, Current Zoning Permission, and Proposed Zoning:

	Existing Lots	Current Zoning permits	Proposed Zoning to permit
Lot Frontage	30.5 m and 61 m	21 m	15 m
Lot Areas	Minimum: 3,890 m ²	Minimum 836 m ²	No change to existing permission
Side Yard Building Setbacks	Range between 0.74 metres to 26 metres	1.2 m for one-storey and an additional 0.6 m for each additional storey or part thereof	Minimum 1.2 m on one side and 1.8 m on the other
Rear Yard Building Setbacks	Range from approximately 90 m to 120 m	7.5 m plus 60% of lot depth greater than 33.5 m	7.5 m plus 40% of lot depth greater than 33.5 m

In the Highland Creek Community Zoning By-law lot frontage is measured between the side yards along the front lot line, and as such is not measured at a perpendicular angle to the side lot lines. A review of lots within the Large Lot Area as identified in the Highland Creek Community Secondary Plan finds that lots with frontages of just over 14 metres and those with 15.24 metres (50 feet) exist both on the north side of Military Trail, and along Watson Street and Thomas Avenue. All of these lots exceed the minimum 830 square metre lot area requirement for lots within the Large Lot policy area.

The unique aspect of the subject lands is their depth. While the majority of lots within the immediate area on the south side of Military Trail, including those on Military Trail, Scenic Hill Court and Haida Court, have frontages of 21 metres or more, some are slightly smaller. However, only the lots along the south side of Military Trail between Lash Court, located west of the subject lands, and Scenic Hill Court, located east of the subject lands, have lot depths similar to those of the subject lands.

Given that the proposed lots will still exceed both the zoning by-law and the Large Lot policy area minimum lot areas, and because similarly sized lots already exist along Military Trail in the immediate area, the proposed lot frontages of 15 metres are considered compatible with the existing lot fabric of the area, and the proposed form of development is consistent with the existing neighbourhood.

Streetscape

Staff noted in the Preliminary Report of February 22, 2012

(<http://www.toronto.ca/legdocs/mmis/2012/sc/bgrd/backgroundfile-45511.pdf>) that any new development will need to deal sensitively with the existing development pattern, with careful attention to building height, building separation distances and tree preservation.

To address concerns identified in the Preliminary Report, staff has worked with the applicants on matters including tree preservation and replacement tree planting, with attention to the streetscape area, and building setbacks with the objective of minimizing the impact of new development and retaining the character of area.

The proposed zoning by-law amendment for these lands includes provisions relating to restricting maximum driveway width to 3 metres between the street and up to 8 metres in front of the integrated garages. The proposed by-law also requires that driveways be paired so that curb cuts are minimized and more space between the street and the front wall of the dwellings is available for tree planting and landscaping. Staff are also encouraging the developer to install servicing under the driveways to provide for more opportunities for tree planting and landscaping.

The required front yard building setback is not proposed to change for the majority of the proposed lots, which requires a setback of 22 metres from the centreline of the street. A road widening of approximately 3.44 metres is required along the entire Military Trail frontage. Once this area is accounted for, it results in a front yard building setback of approximately 18.5 metres from the property line. For three of the proposed lots new front yard building setbacks are recommended, each specific to the individual lot. These setbacks are larger than the minimum requirements for the remainder of the lots, and are proposed to enable protection of existing trees in the front yards.

Equal division of the existing lots results in the opportunity for protecting and retaining existing healthy mature trees along existing property lines. The applicant has prepared an arborist report that identifies tree protection and removals. The applicant has also developed a Concept Site and Landscape Plan, refer to Attachment 1: Concept Site and Landscape Plan, which illustrates both existing and compensation tree plantings. Both the Arborist Report and Concept Site and Landscape Plan are satisfactory to both the City's Urban Forestry Division and TRCA. The Arborist Report identifies that their final recommended action for trees is to preserve 174 and remove 64. In addition, the Site and Concept Landscape Plan illustrates the addition of 33 compensation trees on the proposed lots, both in front of and behind the proposed dwellings, and a total of 50 trees and 1,100 shrubs within the lands proposed to be zoned Major Open Spaces (O).

To further protect the trees on the subject lands a consent agreement that addresses matters such as siting of proposed dwellings, may be requested by staff through the review of the consent applications.

Side yard building setbacks are proposed to be a minimum of 1.8 metres on one side the dwelling and a minimum of 1.2 metres on the other. The larger and smaller setbacks will be paired, so that a 3.6 metre setback exists between every other dwelling. The applicant had originally proposed 1.2 metres on either side of the building. By increasing the building setback and pairing them, they have addressed the matter of views to the open space and ravine area behind the lots, as was identified in the Preliminary Report.

The applicant has also confirmed that the proposed building heights will conform to existing zoning requirements, which permit a maximum height of 10 metres and two-storeys excluding basements.

Building Setbacks

In addition to the front and side yard building setbacks discussed earlier in this report, the applicant has also requested relief from the rear yard building setback requirements of the zoning by-law which require 7.5 metres plus 60% of the lot depth exceeding 33.5 metres. Given the proposed depth of lots, excluding the lands to be conveyed into public ownership, the resulting required rear building setbacks

would range between 26.9 metres and 50.9 metres. The applicants instead propose to reduce the 60% requirement to 40%, which would result in a range of required rear yard setbacks of 20.5 metres to 36.4 metres, representing a decrease of between 6.5 metres to 14.5 metres. Notwithstanding, the applicant's Site and Concept Landscape Plan (refer to Attachment 1) illustrates rear yard building setbacks ranging between approximately 29 and 69 metres. By leaving the existing rear yard building setback requirement in place only one lot would be slightly deficient.

The dwellings illustrated on the Concept Site and Landscape Plan also illustrate consistent building depths of approximately 23 metres. The draft City wide zoning by-law includes maximum building length requirements for lots within the Residential Detached (RD) zone of 17 metres. While the new zoning by-law will not apply to these lands, it will be applicable to properties within the neighbourhood. As such, it is recommended that this standard be applied to these lots as well. By doing so, relief from the rear yard building setback requirements would not be required.

The applicant has advised staff that they plan to sell the future lots to a builder(s) and will not be constructing the proposed dwellings themselves. The implementation of a City wide Site Plan Control By-law has exempted single detached dwellings. In an effort to protect as many of the existing trees on site, it is important to develop performance standards that will allow specific building footprints. In this case, the existing minimum lot frontage requirement along with the proposed front and side yard building setbacks, maximum building length standards, and existing the rear yard building setback requirements establish more specific building envelopes.

Open Space

The application proposes to rezone the southernmost portion of the lands to a Major Open Spaces (O) Zone. Through the consent applications this portion of the site is proposed to be conveyed to the Toronto and Region Conservation Authority (TRCA), and the TRCA have requested that this land conveyance be required as a condition of approval for the consents.

Major Open Spaces (O) zoning will enable protection of lands that are a part of the Natural Heritage System, protected by the Ravine Protection By-law and are part of the TRCA's Regulated Area. The Major Open Spaces (O) Zone prohibits the use of the lands for residential or commercial purposes, recognizing the topographical or physical nature of the lands as being unsuitable to the sustenance of buildings. Permitted uses within the "O" zone are limited to Public Recreational Uses and buildings accessory thereto.

Conveyance of the lands to TRCA will provide for long term protection of the lands and the existing trees, which is an important component of the review of this application. The lands zoned "O" directly abut the Colonel Danforth Park, which is similarly zoned. Through review of this application, the limit of the area proposed to be zoned "O" has increased, and the applicant developed a Ravine Stewardship Plan which has been reviewed and found satisfactory by the City's Urban Forestry – Ravine Protection and Natural Feature Protection Group, and the TRCA. The applicant has also provided financial securities to the Urban Forestry Division for completion of stewardship activities for the lands. These activities include the installation of mixed tree and shrub species to establish new tree cover on a portion of the lands that was formerly sodded, diversification of woody plant communities, and installation of

coniferous trees to prevent access to former trails. It also includes removal of hazard trees and limbs, garbage, old fence and non-natural debris.

A portion of these lands form part of the Natural Heritage System as identified in the Official Plan. A Natural Heritage Impact Study was prepared by the applicant, and has been reviewed by appropriate City Divisions and Agencies. The report does not anticipate that there will be any impacts to the wooded feature and the adjacent portion of the Highland Creek Valley, and finds that the mitigation work associated with the proposed development will provide improvements to the quality and function of the natural heritage features.

Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 + 2.99 hectares of local parkland per 1,000 people. The site is the fourth highest quintile of current provision levels of parkland. The site is in a parkland priority area, as per the City wide Parkland Dedication By-law 1020-2010.

The Owner has applied for a zoning amendment to reduce the minimum lot frontage requirement from 21 metres to 15 metres to enable the severances of 5 existing lots into 12 lots each having a single detached dwelling within an approximate site area of 2.37 hectares. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.016 hectares (160 square metres) which equates to 0.0006% of the site. However, a minimum parkland dedication of 5% applies and hence the parkland dedication would be 0.1185 hectares (1,185 square metres).

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional; also the site is in close proximity to an existing City park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the *Planning Act*, and is required as a condition of the building permit application process.

Servicing

A Preliminary Functional Report for Municipal Servicing Systems was submitted by the applicant and has been reviewed by Engineering and Construction Services Division staff who are satisfied with the report.

Staff notes also, that while infiltration trenches have been shown in the Preliminary Functional Report, the sizes and location should be shown on the drawings for each dwelling when submitted to Toronto Buildings for building permits.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a

voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

Effective January 1, 2012 the new energy efficiency requirements of the Ontario Building Code (OBC) are equivalent to the Toronto Green Standard Tier 1. These new requirements are applicable to all building permit applications submitted after Dec. 31, 2011. The future development is required to meet Tier 1 of the TGS.

The site specific zoning by-law will enable tree protection for lands within the Ravine Protected Area, and secure performance standards for encouraging tree growth.

Conclusion

The proposed amendment to the minimum lot frontage requirements of the Zoning By-law is compatible with existing lot frontages on Military Trail in the immediate area, and the recommended performance standards will establish building envelopes that enable protection of existing trees. The rezoning the lands at the rear of the subject lands which form part of the Natural Heritage System, the Ravine By-law Protected area, and Toronto and Region Conservation Authority's Fill Regulated Area to a Major Open Spaces (O) Zone is appropriate for the future protection of the lands. The amendment is therefore thought to be appropriate for the use of the lands and represents good planning.

CONTACT

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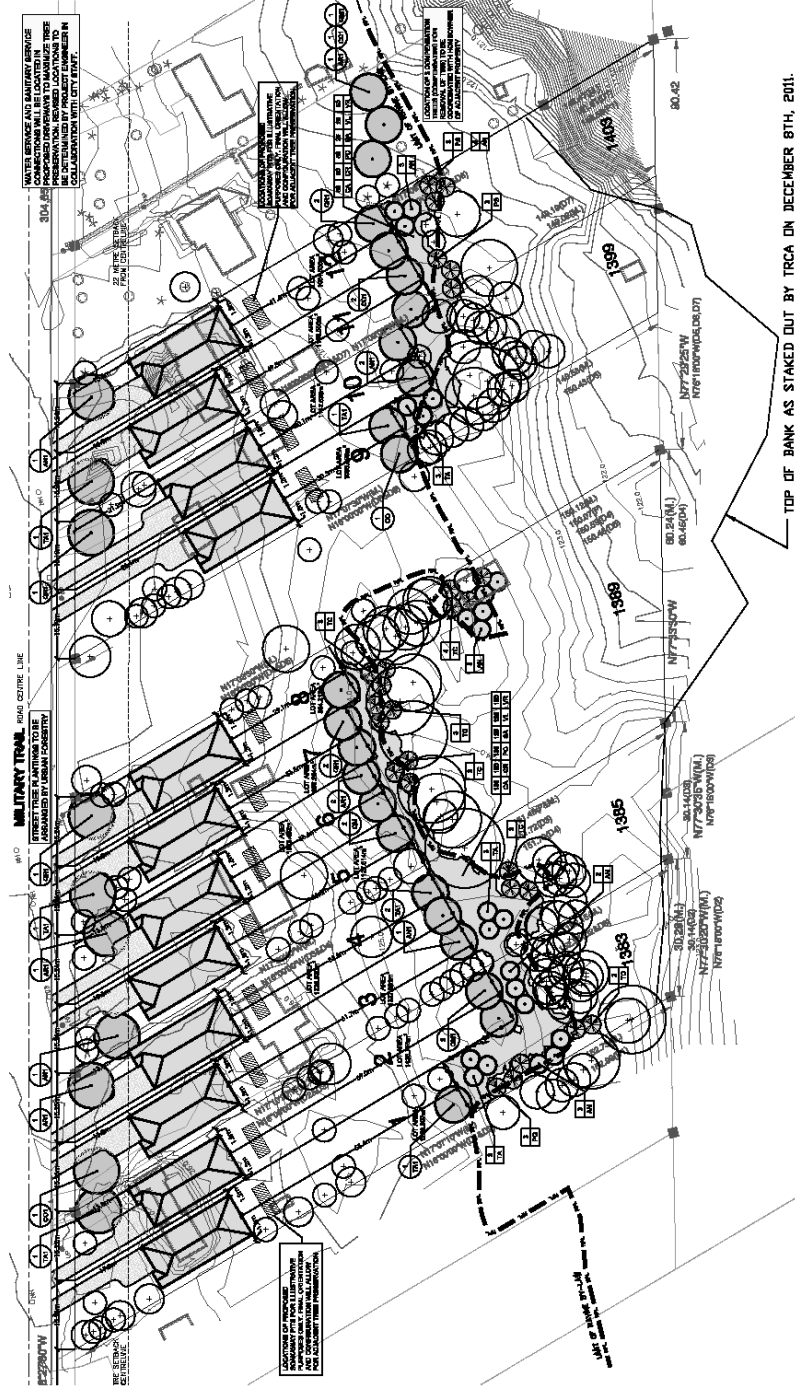
SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Official Plan
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Concept Site and Landscape Plan



1383, 1385, 1389, 1399 & 1403 Military Trail

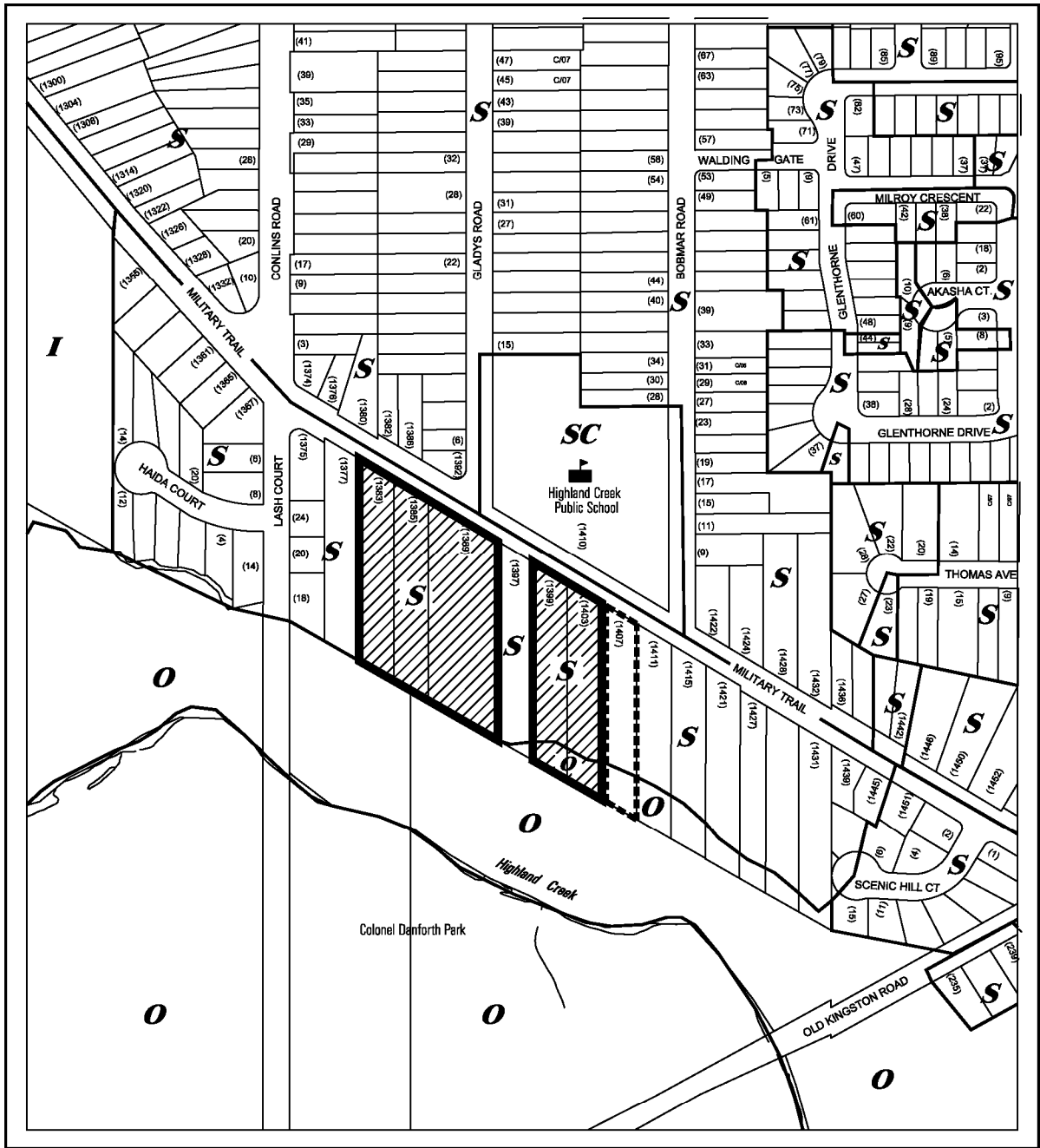
Concept Site and Landscape Plan

Applicant's Submitted Drawing

Not to Scale
03/12/13

File # 12 105496 02

Attachment 2: Zoning



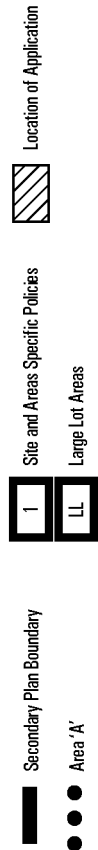
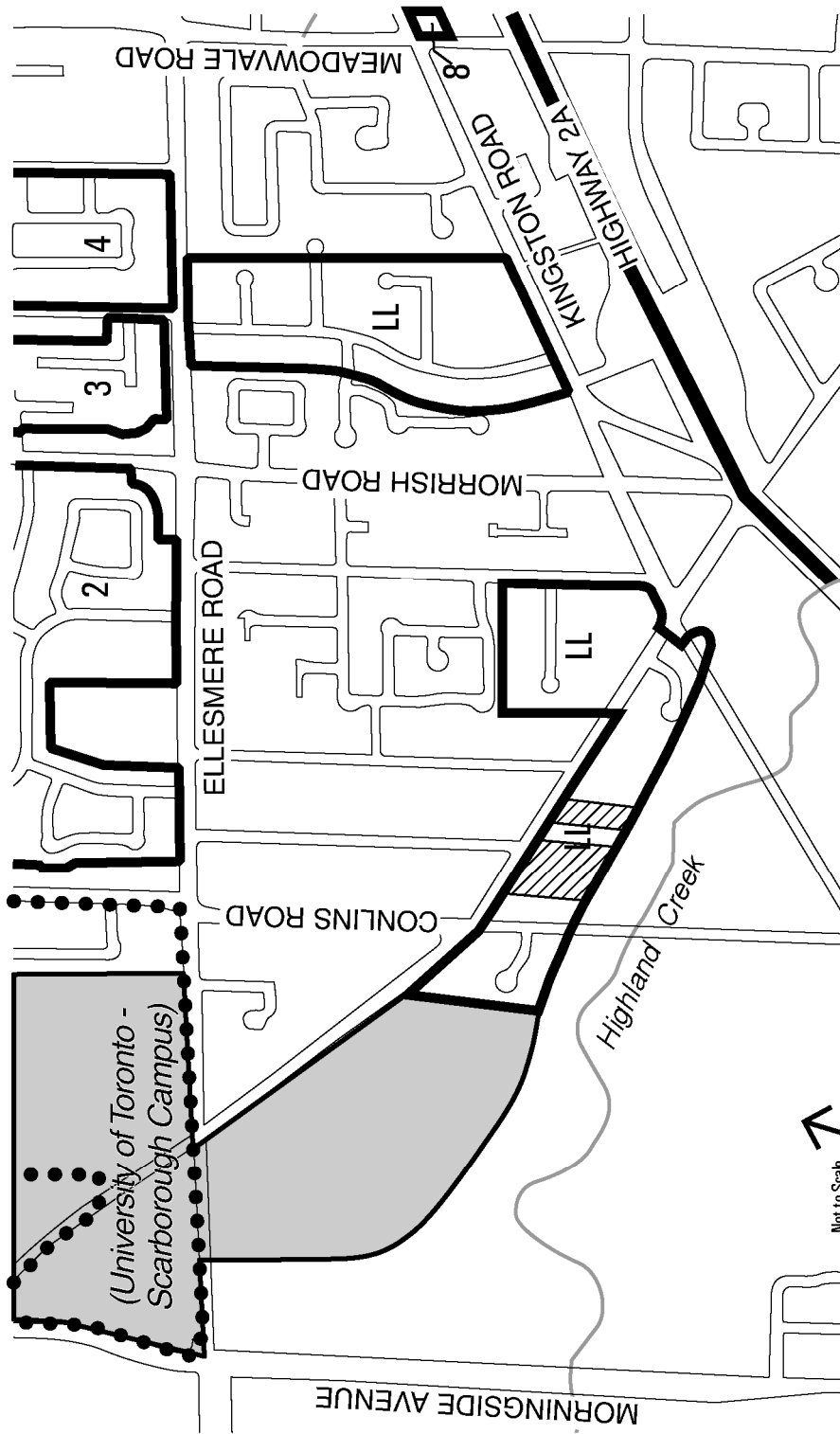
Toronto City Planning
Zoning

1383, 1385, 1389, 1399 and 1403 Military Trail
 File # 12 105496 0Z

- Location of Application
- Location of Other Current Applications
- S** Single-Family Residential
- O** Major Open Spaces
- SC** School
- I** Institutional Uses

↑ Not to Scale
4/18/13

Attachment 3: Official Plan – Excerpt Highland Creek Secondary Plan



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 105496 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	January 12, 2012

Municipal Address: 1383, 1385, 1389, 1399 and 1403 MILITARY TRL

Location Description: CON 1 PT LOT 8 **

Project Description: Zoning By-law amendment to reduce the minimum lot frontage requirement from 21m to 15 m to enable the severance of the existing 5 lots into 12 new lots for single detached dwellings, to allow for a reduced side yard building setback of 1.2 m on one side of the future dwellings, and to permit a reduction in the minimum rear yard building setback to 7.5 m + 40% of lot depth where the lot depth is greater than 33.5 m. The rear portions of the lands are proposed to be rezoned to Major Open Spaces (O) and conveyed into public ownership. The total site area is approx. 2.37 ha. Concurrent consent applications (file no.'s B003/12SC to B007/12SC inclusive) have also been filed.

Applicant:	Agent:	Architect:	Owner:
DAVID STEVENSON			2058460 ONTARIO INC., WHITETAIL ESTATES INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods and Parks and Open Spaces Areas – Natural Areas	Site Specific Provision:	
Zoning:	S	Historical Status:	
Height Limit (m):	10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	23681	Height:	Storeys:	2
Frontage (m):	182.8		Metres:	10
Depth (m):	152			
Total Ground Floor Area (sq. m):	0			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	0			
Lot Coverage Ratio (%):	0			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	12			

CONTACT:	PLANNER NAME:	Andrea Reaney, Senior Planner,
	TELEPHONE:	(416) 396-7023

Revised Attachment 5 [text and Schedule '1']

Attachment 5: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Highland Creek Community Zoning By-law No. 10827, as amended,
With respect to the lands municipally known as,
1383, 1385, 1389, 1399 and 1403 Military Trail**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **CLAUSE V – INTERPRETATION**, is amended by adding the following definition to subsection (f), **Definitions**:

"Building Length" means the horizontal distance between the portion of the front **main wall** of a building on a lot closest to the **front lot line**, and the portion of the rear **main wall** of the building closest to the **rear lot line**, measured along the lot centerline. If the **main walls** are not intersected by the lot centerline, the measurement is from the point on the lot centerline where a line drawn perpendicular to the front centerline connects with the **main wall**.

2. Schedule "A" is amended by deleting the current zoning for the lands outlined on Schedule '1' and adding the following Zoning to the outlined lands:

S - 24 - 270 - 278 - 279 - 280 - 355 - 427 - 428

S - 155 - 270 - 278 - 279 - 280 - 355 - 427 - 428

S - 156 - 270 - 278 - 279 - 280 - 355 - 427 - 428

S - 157 - 270 - 278 - 279 - 280 - 355 - 427 - 428

O

3. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards 155, 156, 157, 278, 279, 280, 427, and 428 as follows:

BUILDING SETBACKS FROM STREETS

155. Minimum **13** m building **setback** from the **front lot line**.
156. Minimum **24** m building **setback** from the **front lot line**.
157. Minimum **17** m building **setback** from the **front lot line**.

MISCELLANEOUS

278. The maximum **driveway** width within 8 m of the front **main wall** of the **dwelling** shall be a maximum of 6 m and the maximum width of the remaining portion of the **driveway** to the **street line** shall be a maximum of 3 m. The edge of the **driveway** shall be set back or located a minimum of 1.2 metres from the **side lot line** and such **driveway** shall be not more than 2.4 metres from a **driveway** on one of the adjacent lots.
279. Notwithstanding **CLAUSE V – INTERPRETATION**, sub-section (f) **Definitions**, **Main Wall** balconies and unenclosed porches are not permitted in the **rear yard** or **side yard** on or above the second **storey** of **dwelling**s.
280. (a) Maximum **building length**: 17 m.
(b) A detached **dwelling** may extend beyond the maximum **building length** by a maximum of 2.0 metres if the extended part:
- (i) has a maximum **height** of 5.0 m and one **storey**;
 - (ii) is no wider than 50% of the width of the **dwelling** at its widest part; and,
 - (iii) is at least 3.0 m from each **side lot line**.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

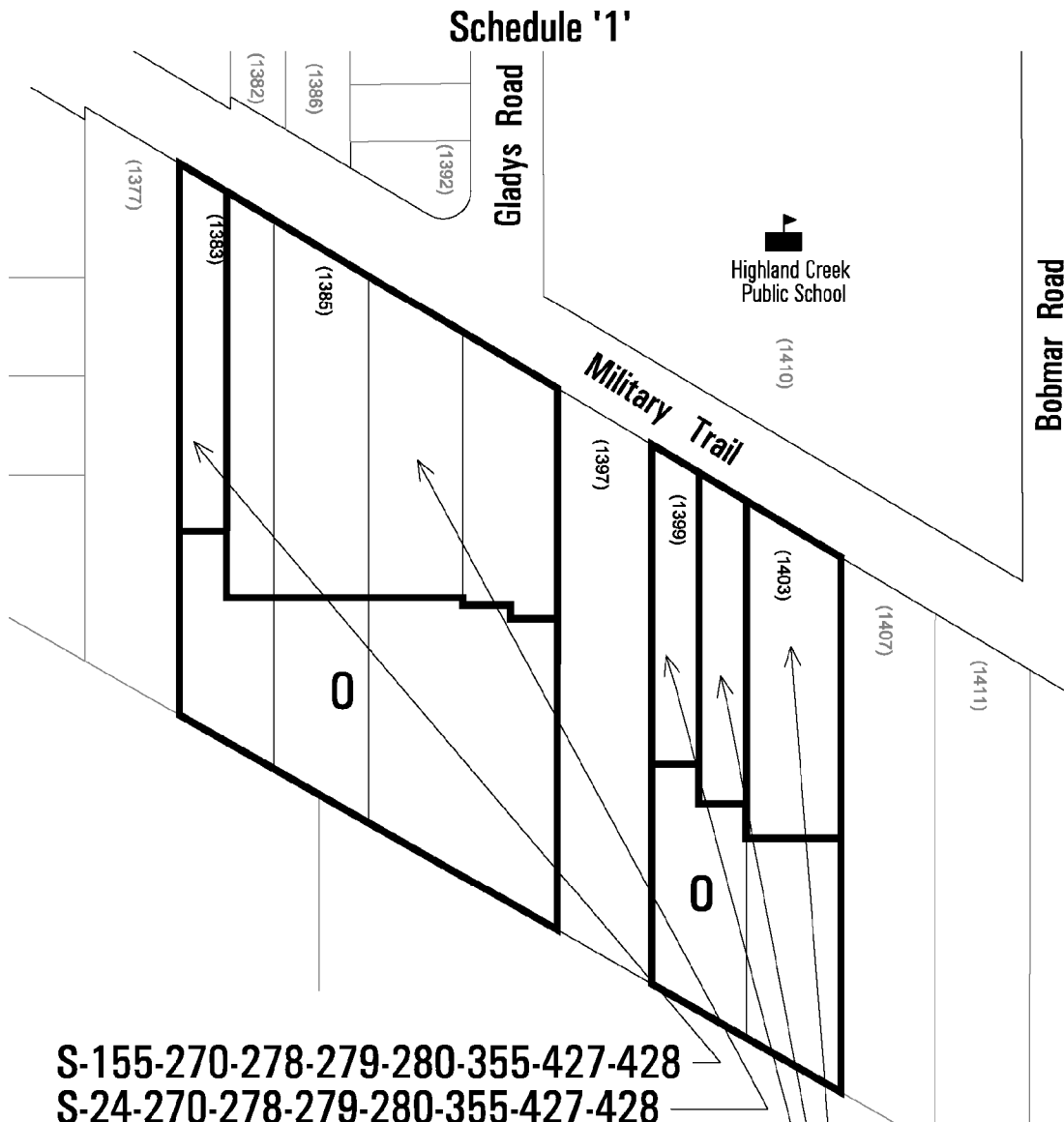
427. Minimum **side yard** of 1.2 m from one side and a minimum of 1.8 m from the other side. On the side with a minimum 1.8 m **setback**, the minimum separation distance between buildings shall be 3.6 m.

428. The rear **main wall** of a detached **dwelling**, not including a one-**storey** addition that complies with Performance Standard 280 (b), may be no more than 19 m from the required **front yard** building **setback**.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk



- S-155-270-278-279-280-355-427-428
- S-24-270-278-279-280-355-427-428
- S-156-270-278-279-280-355-427-428
- S-157-270-278-279-280-355-427-428
- S-24-270-278-279-280-355-427-428



Zoning By-Law Amendment

1383, 1385, 1389, 1399 & 1403 Military Trail

File # 12 105496 0Z



Area Affected By This By-Law

Highland Creek Community Bylaw
Not to Scale
04/18/13

