TORONTO

STAFF REPORT
ACTION REQUIRED

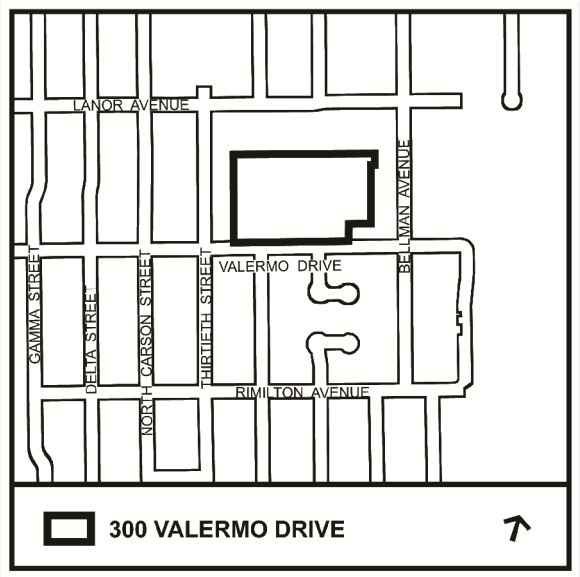
300 Valermo Drive - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Request for Direction Report

Date:	July 22, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke-Lakeshore
Reference Number:	13 180561 WET 06 OZ and 13 180583 WET 06 SB

SUMMARY

These applications propose the redevelopment of a former school site (Alderwood Collegiate Institute) located at 300 Valermo Drive with 92 freehold residential units comprised of 20 single detached and 72 semi-detached dwellings. The proposal includes a new looped public road with one vehicular access from Valermo Drive into the development.

The owner has appealed the Zoning By-law Amendment and associated Draft Plan of Subdivision applications to the Ontario Municipal Board (OMB) citing City Council's failure to render a decision within the time frame prescribed by the *Planning Act*. The purpose of this report is to seek City Council's direction for the City Solicitor to oppose the appeal at the OMB for the reasons outlined in this report.



The proposal is not supportable in its current form. The proposed building heights, density and lot frontages of the development do not reinforce the physical character of the stable surrounding neighbourhood. The proposed development in its current form does not

address the issues raised in the Preliminary Report and raised at the pre-application meeting and during the review of the applications.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor, together with City Planning staff and other appropriate staff to attend the Ontario Municipal Board hearing to oppose the appeal of the Zoning By-law Amendment and Draft Plan of Subdivision applications for 300 Valermo Drive in their current form.

2. City Council authorize the City Solicitor and City staff to continue discussions with the applicant in an attempt to resolve outstanding matters including: the incompatibility of the proposed development relating to proposed building heights and density; lot sizes; mutual driveway arrangements and garage locations; treatment of the existing storm sewer easement on the site; site servicing; as well as community benefits pursuant to Section 37 of the *Planning Act*.

3. In the event the applicant modifies the applications to address all or some of the issues described in Recommendation 2 (and set out in this report of the Director of Community Planning, Etobicoke York District dated July 22, 2014), to the satisfaction the Chief Planner and Executive Director, City Planning, City Council authorize the City Solicitor to settle all or part of the appeal of the Zoning By-law Amendment as applicable, and attend at the Ontario Municipal Board to take steps as required to implement the settlement.

4. In the event the applicant modifies the application to address all or some of the issues described in Recommendation 2 (and set out in this report), City Council direct the City Solicitor to seek instruction from the Chief Planner and Executive Director, City Planning pursuant to Chapter 415-18.1 of the Municipal Code, as amended, for the purpose of attendance at the Ontario Municipal Board with respect to related modifications to the proposed Draft Plan of Subdivision and appropriate conditions of subdivision approval, including conditions relating to site servicing.

5. In the event that the OMB allows the appeals, in whole or in part, City Council direct the City Solicitor to:

    a) request that the OMB withhold its Order on the Zoning By-law Amendment application appeal pending submission of a draft Zoning By-law Amendment satisfactory to the City Solicitor and until the applicant has entered into a Section 37 agreement with the City for the purpose of securing $1,000,000, if the proposed development is approved by the OMB in its current form, or a prorated quantum if the development is approved with reduced height and density, for improvements towards Franklin Horner

Community Centre and local parks in the area as contemplated in this Report of the Director of Community Planning, Etobicoke York District dated July 22, 2014; and

b) request that the OMB include standard Draft Plan of Subdivision conditions in any approval of the Draft Plan of Subdivision application to address technical requirement of the development including among other matters, the construction of streets and services, tree protection and planting, and grading as determined by the Chief Planner and Executive Director, City Planning.

6. City Council authorize the City Solicitor and any other City staff to take such actions as necessary to give effect to the recommendations of this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The site was the subject of a motion from the Ward Councillor adopted at the April 17, 2012 meeting of Etobicoke York Community Council, which recommended that the site be developed with single detached dwellings constructed in accordance with the existing R3 (Third Density Residential) zoning development standards that apply to the site. The motion also recommended that new public roads for any future development on the land be designed to intersect with Valermo Drive directly opposite existing roads (Treeview Drive and Goa Court). The Etobicoke York Community Council decision can be found at the following link:
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY15.16

The applicant submitted the applications to the City on June 4, 2013 after three pre-applications meetings with City staff to discuss the development proposal and complete application submission requirements. At the preliminary meetings, staff identified concerns with the proposal related to proposed building heights, density and lot frontages, and the incompatibility of the proposal with the existing physical character of the surrounding established residential neighbourhood. Staff also noted concern with the proposed mutual driveway arrangements and rear garage locations.

A Preliminary Report dated September 27, 2013, was considered by the Etobicoke York Community Council at its meeting of October 17, 2013. The decision of Community Council and the Preliminary Report can be found at the following link:
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY28.6

A community consultation meeting was held on December 2, 2013 for the proposed development. On June 3, 2014, the owner appealed the Zoning By-law Amendment and Draft Plan of Subdivision applications to the Ontario Municipal Board, citing City Council's failure to make a decision within the time prescribed by the *Planning Act*. A hearing date for the appeals at the OMB has not been scheduled.

ISSUE BACKGROUND

Proposal

The proposed development is comprised of 20 single detached dwellings and 72 semi-detached dwellings. All 92 dwellings would be 4 storeys and 12 m in height and have flat roofs. The dwellings along the east and west perimeter of the property would have rear yard to rear yard relationships with the existing dwellings on Bellman Avenue and Thirtieth Street, respectively. The dwellings on Valermo Drive would have front yard to front yard relationships with the existing dwellings on Valermo Drive including front entrances and vehicular access from this street. The remaining dwellings would have building entrances and vehicular access on the proposed new public road.

Each dwelling would have an attached integral garage. The majority of these garages are proposed at the rear of the dwellings and would be accessible by a combined 3 m wide mutual driveway straddling two lots.

A new public road is proposed to loop within the development providing vehicular access to the site from Valermo Drive at the southwest corner of the site opposite Treeview Drive. Three links of the looped road would have a right-of-way width of 18.5 m and would be designed to meet the City's Development Infrastructure Policy and Standards (DIPS). The fourth link of the proposed road along the northern edge of the site would not meet DIPS standards and would have a right-of-way width of 14.5 m.

A breakdown of the proposal as per Site Plan drawing A1.04 dated April 30, 2013, is provided in the table below:

Unit Type	**Number of Units**	**Lot Frontage (m)**	**Lot Depth (m)**	**Lot Area (m^2)**	**Unit Area (m^2)**	**Net Development Floor Space Index (fsi)**
Type A Semi-detached	20 2	6 8.21	30	180.1	209.9	1.16 0.85
Type B Semi-detached	36	9	30	270.1	297.7	1.1
Type C Semi-detached	10	9.25	40.6	375	322.2	0.85
Type D1 Semi-detached	1 1	10.5 8.96	30	286.6 315	297	1.12 0.94
Type D3 Semi-detached	2	12.6	40.6	505	322	0.63

Unit Type	Number of Units	Lot Frontage (m)	Lot Depth (m)	Lot Area (m^2)	Unit Area (m^2)	Net Development Floor Space Index (fsi)
Detached Dwellings on Valermo Drive	12	10.93	22.62	247	278	1.12
Remaining Detached Dwellings Type S1-S5 plus 1 on Valermo Drive	8	9.45 to 13	22.62 to 37.3	264 to 673	306	0.45 to 1.23
Total	92					

The Draft Plan of Subdivision application proposes the creation of the 92 residential lots, the new looped road and a remnant Block 93. There is an existing storm sewer easement in favour of the City along the western edge of the site (see Attachment 2). The proposed Draft Plan of Subdivision incorporates the easement within the rear of 12 lots along the western edge and all of Block 93.

Site and Surrounding Area

The site is approximately 3.4 ha in area and has a frontage of 204 m on Valermo Drive. The site is rectangular in shape and relatively flat. There is a vacant school building on the site which is proposed to be demolished. An easement in favour of the City runs along the west property edge for overflow drainage purposes and contains storm sewer infrastructure. The site is located in the middle of an established, stable residential neighbourhood.

Surrounding uses include:

North: a one-storey building fronting Lanor Avenue owned by Toronto District School Board (TDSB) which contains a non-profit daycare centre.
South: a mix of one and two-storey semi-detached and single detached dwellings.
East: a mix of one and two-storey semi-detached and single detached dwellings.
West: a mix of one and two-storey semi-detached and single detached dwellings.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their

implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the 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* on Land Use Map 15 in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower-scale buildings such as detached houses and townhouses.

The Healthy Neighbourhoods policies in Chapter 2 have provisions to ensure that new developments are directed towards growth areas, and where permitted, are well integrated within established neighbourhoods. In particular, Policy 2.3.1.1 requires that development on *Neighbourhoods* designated lands respect and reinforce the existing physical character of the area.

The Official Plan criteria to evaluate developments in *Neighbourhoods* is set out in Policy 4.1.5, which states that "developments 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."

In addition, Policy 4.1.8 states that "Zoning By-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure new development will be compatible with the physical character of established residential *Neighbourhoods".*

The Official Plan also provides Built Form policies in Chapter 3 to aid in assessing proposed developments. The policies speak to the requirement for development to fit with its existing and/or planned context.

Zoning

On May 9, 2013 Toronto City Council enacted City-wide Zoning By-law No. 569-2013, currently under appeal to the Ontario Municipal Board.

All school sites were excluded from By-law No. 569-2013 and, as such, the former City of Etobicoke Zoning Code continues to apply to the lands. The lands are zoned R3 (Third Density Residential) in the former City of Etobicoke Zoning Code subject to Preservative By-law 1979-67. This zoning permits a range of uses including semi-detached dwellings, single detached dwellings, duplex and triplex dwellings, group homes, and private home day nurseries. Other permitted uses include home office and institutional uses such as schools, libraries and churches.

The existing residential development standards for the lands include minimum lot frontages of 12 m and minimum lot areas of 465 m^2 for single detached lots and minimum lot frontages of 9 m and minimum lot areas of 334 m^2 for semi detached lots. The maximum permitted building heights for detached and semi-detached dwellings are 6.5 m to the top of a flat roof and 7.5 m to the midpoint of a peak roof. The maximum floor space index permitted for detached and semi-detached dwellings is 0.4 times the area of the lot and the maximum permitted building coverage is 33%.

Site Plan Control

The proposal is not subject to Site Plan Control as semi-detached and single detached dwellings are exempted by Site Plan Control By-law 774-2012.

Plan of Subdivision

To facilitate the proposed development, an application for Draft Plan of Subdivision has been submitted to create the new public road, the individual building lots and Block 93.

Section 51 (24) of the *Planning Act* outlines the criteria that is to be considered for the division of land such as conformity with the Official Plan and adjacent plans of subdivision and lot sizes.

An underlying Registered Plan of Subdivision (No. 2449) applies to the lands. It creates parts of lots that comprise the vacant school site.

Reasons for the Application

The proposed development does not comply with the development standards for the R3 zone category. The areas of non-compliance are:

- All 92 proposed dwellings would exceed the maximum permitted building height.
- All 92 proposed dwellings would exceed the maximum permitted floor space index.
- 60 of the proposed semi-detached lots would not comply with the minimum lot area requirement and 23 these of these lots would not comply with the minimum lot frontage requirement.

- 19 of the 20 proposed single detached lots would not comply with the minimum lot frontage requirement and 18 of these would not comply with the minimum lot area requirement.

The Zoning By-law Amendment application is required to establish new development standards for the proposed development. A Draft Plan of Subdivision is required to create the residential lots as well as the new public road and the plan currently shows a remnant parcel of land (Block 93).

Community Consultation

A community consultation meeting was held on December 3, 2013 attended by the Ward Councillor, City staff, the applicant and their consultant team and approximately 55 members of the public. Staff also received a number of phone calls and email inquiries about the development.

The concerns expressed by the residents at the meeting related to building height, density, lot frontages and the proposed development's incompatibility with the established character of the surrounding neighbourhood.

Residents were particularly concerned with the proposed building heights exceeding the zoning permission of 6.5 m for a flat roof building on the basis of concerns over the loss of privacy in the rear yards of the properties abutting the subject site to the east and west.

Residents expressed an interest in daylighting (naturalizing) that portion of buried former Jackson Creek along the western limit of the site for use as public open space. There was also a suggestion to name one of the proposed streets within the development after the buried creek. Concerns about the loss of the existing green field and the potential for flooding within backyards of adjacent properties were also raised. Increased parking volumes on local streets resulting from the development were also noted as a concern.

Agency Circulation

Planning staff have reviewed the submission and have circulated the applications to other City divisions and agencies for commentary.

COMMENTS

Provincial Policy Statement (PPS) 2014

The Provincial Policy Statement (PPS) identifies the Official Plan as the most important vehicle for implementing the PPS. The proposed development is located within a *Neighbourhoods* designation, which is not a growth designation in Toronto's Official Plan.

The *Neighbourhood's* designation of the Official Plan requires development to respect and reinforce the established physical character of the surrounding area. As described in detail later in this report, the proposed building heights, density and lot frontages do not

do this and therefore the proposal does not conform to the Official Plan. Therefore the proposal is not consistent with the 2014 PPS.

The Growth Plan

The Growth Plan outlines how population and employment growth will be accommodated to 2031. Policy 2.2.3.6 states that through their Official Plans, municipalities will develop and implement policies to achieve the intensification targets. The City's Official Plan directs growth to the *Downtown*, *Centres*, *Avenues* and *Employment Areas*. *Neighbourhoods* are not growth designations in the Official Plan.

It is staff's opinion that the proposal does not conform to and conflicts with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Neighbourhoods* on Land Use Map 15 in the Official Plan, therefore the proposed development has been reviewed against the Official Plan development criteria policies for *Neighbourhoods* designated lands and other applicable polices of the Official Plan. Staff are of the opinion that the proposal in its current form does not respect and reinforce the character of the existing stable neighbourhood.

Height, Density and Lot Sizes

The subject lands are located within an established residential neighbourhood comprised primarily of one and two-storey single detached and semi detached dwellings.

The applicant submitted a draft zoning by-law that identifies the proposed amendments to the existing R3 zoning standards for this development. It is noted that that the applicant's draft zoning by-law does not contain amendments to building setbacks and floor space index standards. However, based on the review of the drawings, staff are of the opinion that an amendment to the floor space index would be required to accommodate the current proposal. It is not certain what, if any amendments would be required for building setbacks.

A comparison of the proposed zoning standards with the existing zoning for the site is contained in the table below:

Single Detached Lots

Development Standard	**Existing R3 Zoning Standards**	**Applicant's Proposed Zoning**
Maximum building height	6.5 m (flat roof) 7.5 m (to midpoint of peaked roof)	12 m for all dwellings (flat roofs)
Minimum lot frontage	12 m	9 m
Minimum lot area	465 m^2	245 m^2

Development Standard	Existing R3 Zoning Standards	Applicant's Proposed Zoning
Floor space index	0.4 times the area of the lot	Not specified
Maximum lot coverage	33%	50%

Semi-Detached Lots

Development Standard	Existing R3 Zoning Standards	Applicant's Proposed Zoning
Maximum building height	6.5 m (flat roof) 7.5 m (to midpoint of peaked roof)	12 m for all dwellings
Minimum lot frontage	9 m	6 m
Minimum lot area	334 m^2	160 m^2
Floor space index	0.4 times the area of the lot	Not specified
Maximum lot coverage	33%	50%

All 92 dwellings proposed would significantly exceed the maximum permitted building height and floor space index in the current zoning. The proposed 6 m lot frontages for semi-detached dwellings and 9 m lot frontages for the single detached dwellings are also significantly less than the minimum zoning requirement.

Furthermore, the City-wide Zoning By-law No. 569-2013, which applies to the lands immediately surrounding the subject site, reinforces the stable character of the area and permits a maximum building height of 7.5 m and a minimum floor space index of 0.4 for detached and semi-detached dwellings.

The proposed building heights must be reduced to provide a development that is compatible and fits with the established physical character of this residential neighbourhood. By reducing the building heights, it is expected that the overall site density would also be reduced. Additionally, the lot frontages for the 6 m semi detached lots and 9 m single detached lots must be increased to be more reflective of the current by-law requirements and established character of the neighbourhood.

The proposal in its current form does not comply with the applicable Zoning By-law for the site, and does not provide for a development that achieves the objectives of the Official Plan as set out in Policy 4.1.5 for *Neighbourhoods*. The proposal would result in a scale of development that is not compatible with the physical character of this established residential neighbourhood.

Draft Plan of Subdivision

The proposed site layout includes a new looped public road, 92 residential lots and Block 93. The Draft Plan of Subdivision incorporates the existing storm sewer easement within the rear yards of 12 of the proposed lots along the western limits of the development (see Attachment 2). Block 93, which is entirely within the existing easement, is shown as being vacant.

Only 35 of the proposed dwellings would have front integral garages. The remaining dwellings would have integral garages at the rear of the dwellings accessible by a combined 3 m wide mutual driveway arrangement (i.e. 1.5 m on each lot) along the sides of these dwellings. This proposed garage location and mutual driveways would necessitate the creation of mutual right-of-way easements between lots in order to accommodate vehicular access and parking. The submitted Draft Plan of Subdivision does not show the mutual right-of-way easements that would be required for these shared driveways.

Where rear yard garages exist in the area, these garages are accessed by driveways located wholly on the lot they serve. The proposed 3 m mutual driveways would not allow simultaneous vehicular access to the rear garages. Integral garages are preferred at the front of the dwellings to eliminate the need for registering mutual right-of-way easements on the newly created lots. Should the applicant continue to propose mutual driveways, it is recommended that a minimum width of 5 m be provided to allow for independent access to the rear garages.

Through Chapter 415-16, 18 and 18.1 of the Municipal Code, as amended, City Council has previously delegated authority to the Chief Planner and Executive Director, City Planning to approve plans of subdivision and to determine appropriate conditions of approval. This includes the authority to give instruction to the City Solicitor regarding a position to take at the Ontario Municipal Board in connection with an appeal of a draft plan and to enter into agreements on behalf of the City to secure such conditions of approval as are appropriate. The Recommendations set out in this report reflect that the City Solicitor will seek instruction from the Chief Planner with respect to subdivision matters and co-ordination with the Zoning By-law Amendments as may be approved by the Board, in whole or in part, or in the context of potential settlement of issues with the applicant.

Trees

The applications are subject to the provisions of the City of Toronto Tree Protection By-law. A Tree Inventory and Preservation Plan Report and Tree Inventory and Preservation Plan were submitted in support of the applications which have been reviewed by Urban Forestry staff. A total of 47 existing trees on public and private lands would be preserved and 13 others would be removed. As Urban Forestry staff have requested that the applicant submit revised plans to address both City and private tree removal, maintenance and planting requirements, further discussions are required with the applicant to resolve this matter.

Stormwater Management and Site Servicing

In reviewing the application, Engineering and Construction Services staff requested that the applicant consider diverting the existing overflow drainage from the easement on the site to a storm sewer in the new public streets in the subdivision. The applicant has not responded to this request. If the overland drainage easement is to be retained, it is recommended that Block 93 be incorporated into the lot pattern of the proposed Plan of

Subdivision. Engineering and Construction Services staff have requested the applicant submit a revised Functional Servicing Report and Stormwater Management Report that clarifies and demonstrates that the existing municipal water, sanitary and storm sewer systems can support the proposed development, and determine if upgrades to municipal infrastructure are required. The revised report remains outstanding for the current proposal.

Staff recommends that the completion of a revised Servicing Report and Stormwater Management Report to the satisfaction of the Executive Director, Engineering and Construction Services should be integral to the consideration of the proposal prior to final approval in whole or in part of the proposed Plan of Subdivision.

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 Toronto Official Plan shows local parkland provisions across the City. The site is in an area with 3+ hectares of parkland per 1,000 people, in the highest quintile of current provision of parkland and is in a parkland priority area.

The application proposes 92 residential units on a site area of 3.4 ha. At the alternative rate of 0.4 ha per 300 units, the parkland levy would equal 0.1 ha or 3.37% of the proportionate residential site area. By-law 1020-2010 states that all new residential development is subject to a minimum dedication of 5% of the site area. Therefore the total parkland dedication required is 0.17 ha (5%).

The owner proposes to satisfy the parkland dedication requirement by cash-in-lieu and Parks, Forestry and Recreation staff advise this is appropriate as the parkland dedication associated with the development would be too small to create a serviceable park, the site is in the highest quintile of current provision of parkland and the site is in close proximity to Douglas Park and Connorvale Park.

Toronto District School Board

Toronto District School Board (TDSB) staff advised that a significant impact on local schools is not anticipated, and there is sufficient space at local schools to accommodate students anticipated from the proposed development. TDSB staff have indicated that Lanor Junior Middle School and Lakeshore Collegiate Institute would be the schools expected to serve the children from this new development. However, the Board also reserved the right to change this status at any time without further notice.

There were no comments from the Toronto Catholic District School Board.

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.

The proposal is required to meet the Tier 1 of the TGS. Should the development be approved, this requirement will be addressed through the zoning by-law and finalization of the Draft Plan of Subdivision application.

Section 37

Policy 5.1.1 of the Official Plan allows for an increase in height and/or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the *Planning Act*. Based on the existing permitted development density of 0.4 floor space index, an overall development density of approximately 13,760 m^2 is permitted on the site. The total proposed gross floor area for the site is 25,561 m^2, which is approximately 11,800 m^2 above the current permitted density.

Discussions regarding Section 37 benefits between the applicant and the City did not occur as there was not agreement on an appropriate development of the site. However, as this matter has been appealed to the OMB, it is necessary to address Section 37 matters in the context of the Zoning By-law Amendment being considered by the OMB for the proposed development.

In accordance with the Council Approved protocol for negotiating Section 37 community benefits, City Planning staff consulted with the Ward Councillor and contacted Real Estate staff regarding the estimated value of density increase proposed by this application. This report recommends that, if the proposed development is approved by the OMB in its current form, $1,000,000 should be provided under Section 37 of the *Planning Act* for community benefits in accordance with Policy 5.1.1 of the Official Plan and included in the Zoning By-law Amendment.

It has been determined in consultation with the Ward Councillor, that these funds be allocated towards improvement for Franklin Horner Community Centre and local parks at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor.

In the event the Ontario Municipal Board approves a modified proposal with reduced height and density, staff recommend that the quantum of the community benefit requested be reduced on a prorated basis and that the benefit continue to be for the purpose of improvement for Franklin Horner Community Centre and local parks at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor.

Conclusion

The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications are not appropriate or acceptable in their current form. It is recommended that staff be directed to attend the Ontario Municipal Board hearing in opposition to the appeal for the reasons outlined in this report. A modified proposal which addresses the issues identified

in this report could be supported by staff and, as such, the Recommendations include direction for staff to continue discussions with the applicant.

In the event the applicant modifies the proposal to generally address the issues described above, it is recommenced that staff be authorized to settle all or part of the appeal as applicable and attend the Ontario Municipal Board to take steps as required to implement the settlements.

CONTACT

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SIGNATURE

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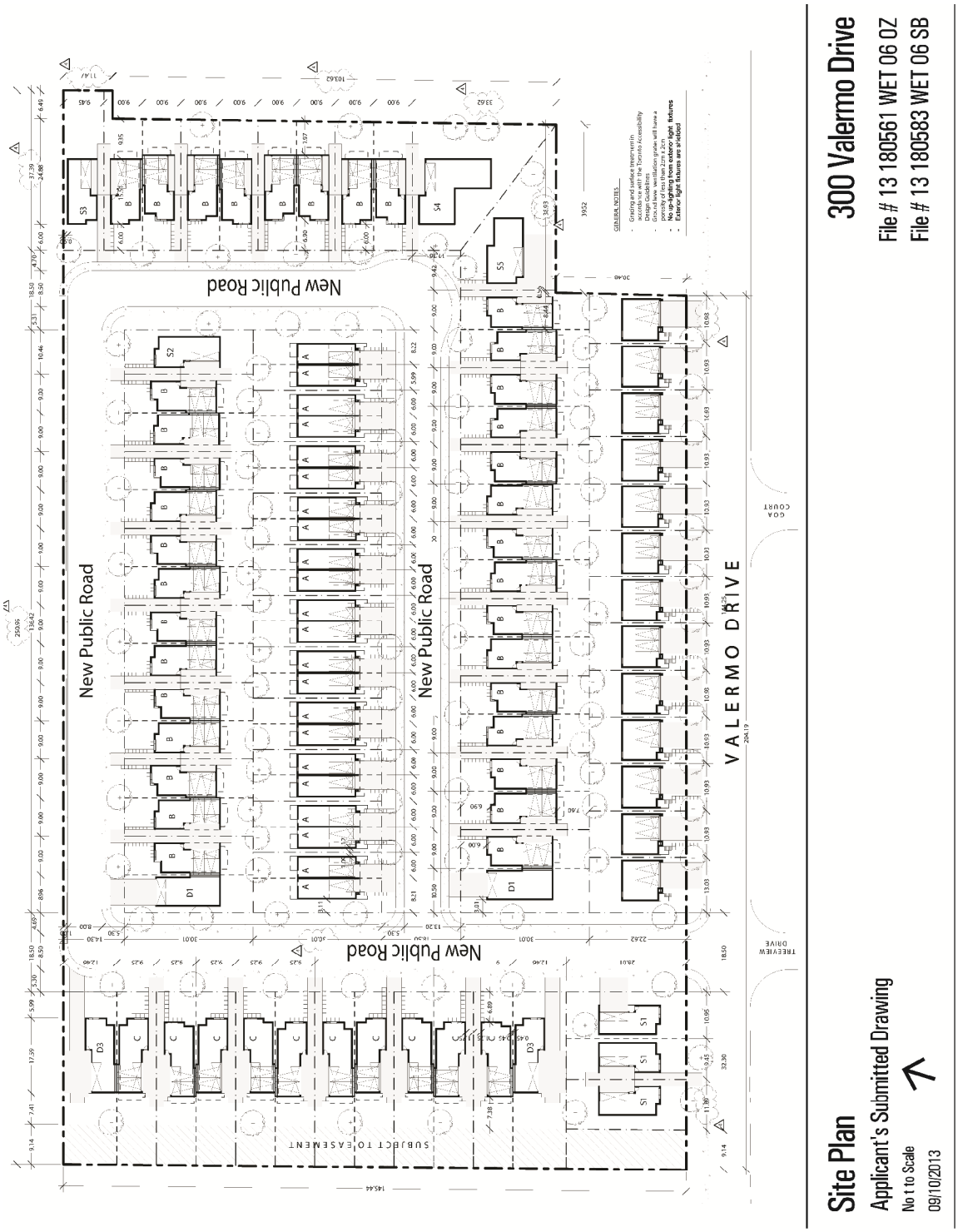
Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

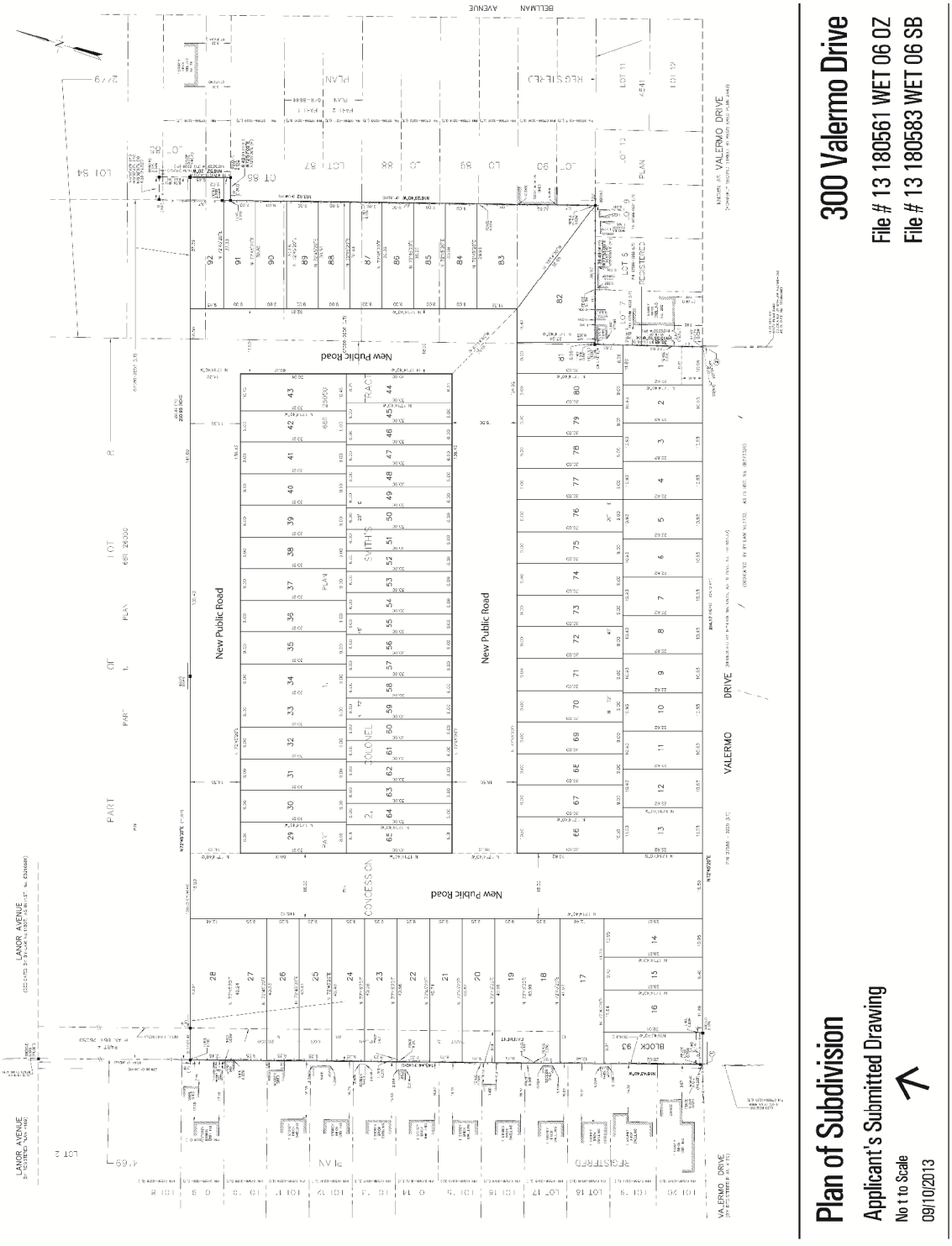
ATTACHMENTS

Attachment 1:	Site Plan
Attachment 2:	Draft Plan of Subdivision
Attachment 3a,b,c:	Elevations
Attachment 4:	Cross Section
Attachment 5:	Zoning
Attachment 6:	Application Data Sheet

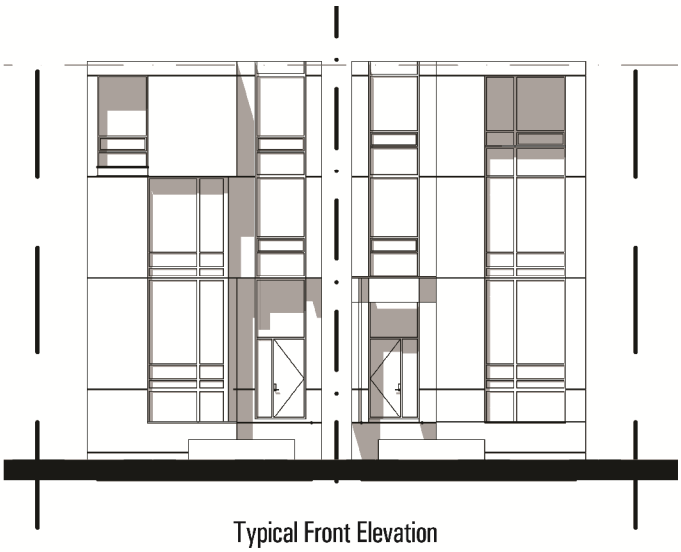
Attachment 1: Site Plan



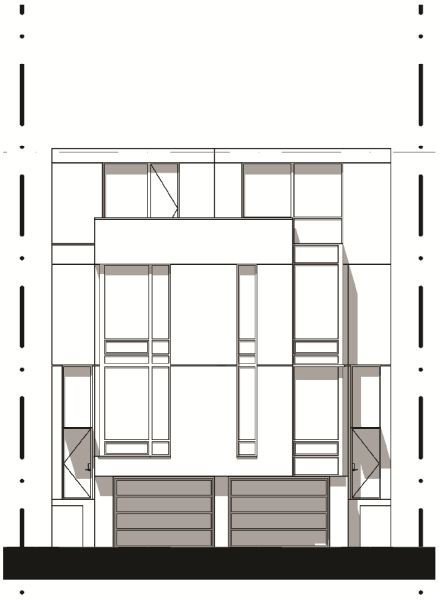
Attachment 2: Draft Plan of Subdivision



Attachment 3a: Elevations



Typical Front Elevation
(semi detached option "A")

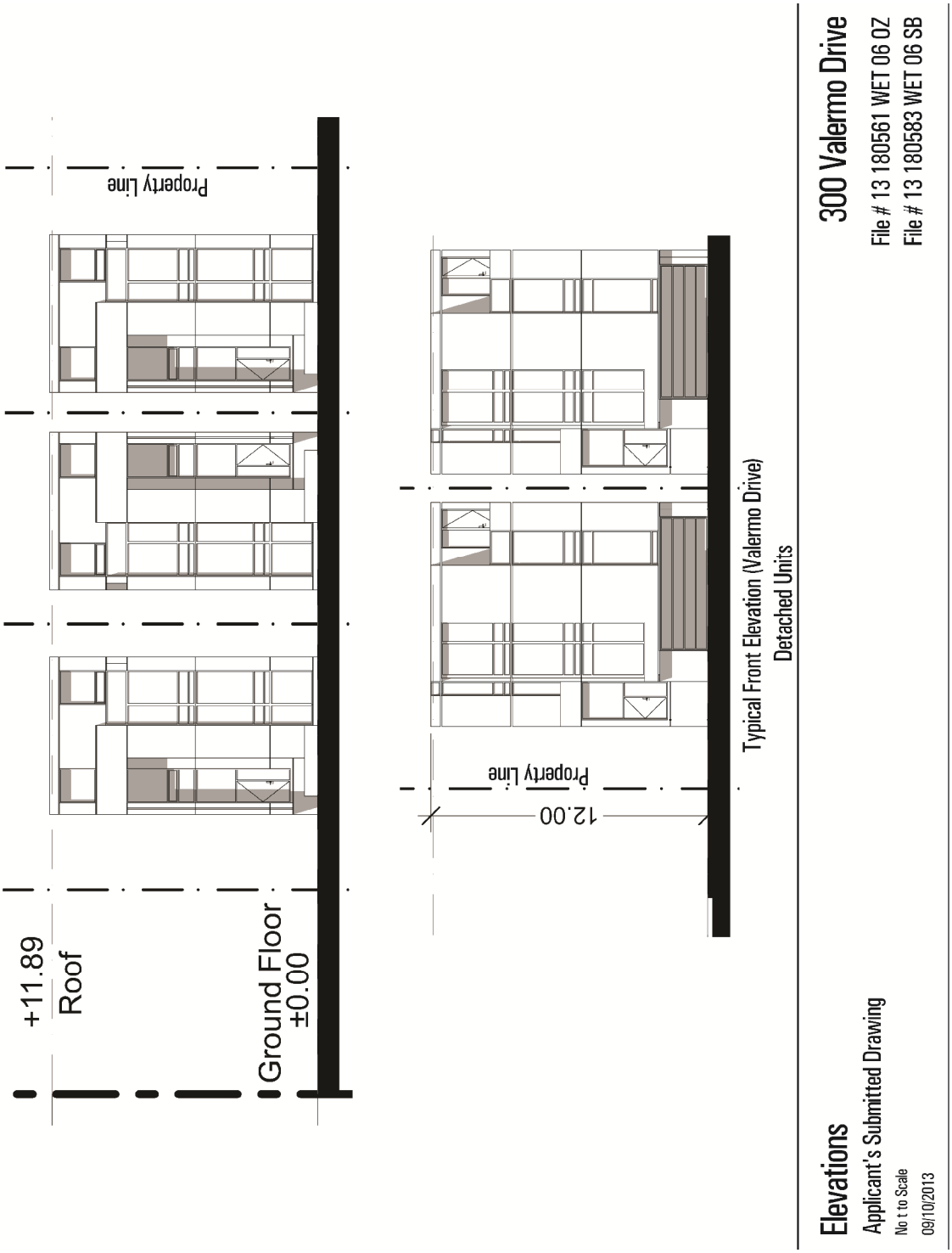


Typical Front Elevation
(semi detached option "B")

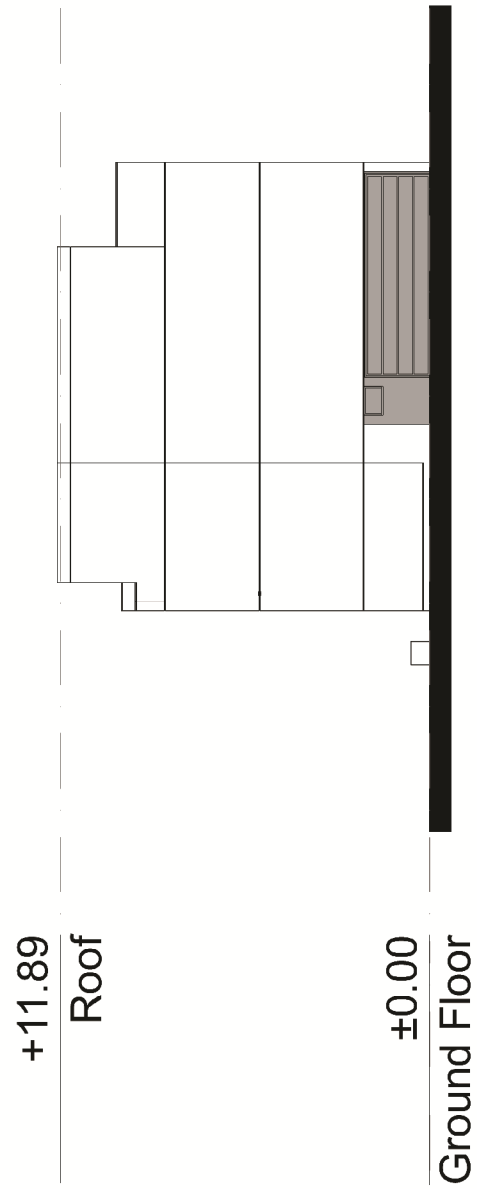
Elevations
Applicant's Submitted Drawing
Not to Scale
09/15/2013

300 Valermo Drive
File # 13 180561 WET 06 OZ
File # 13 180583 WET 06 SB

Attachment 3b: Elevations



Attachment 3c: Elevations



Typical Side Elevation
(semi detched option "A")

300 Valermo Drive

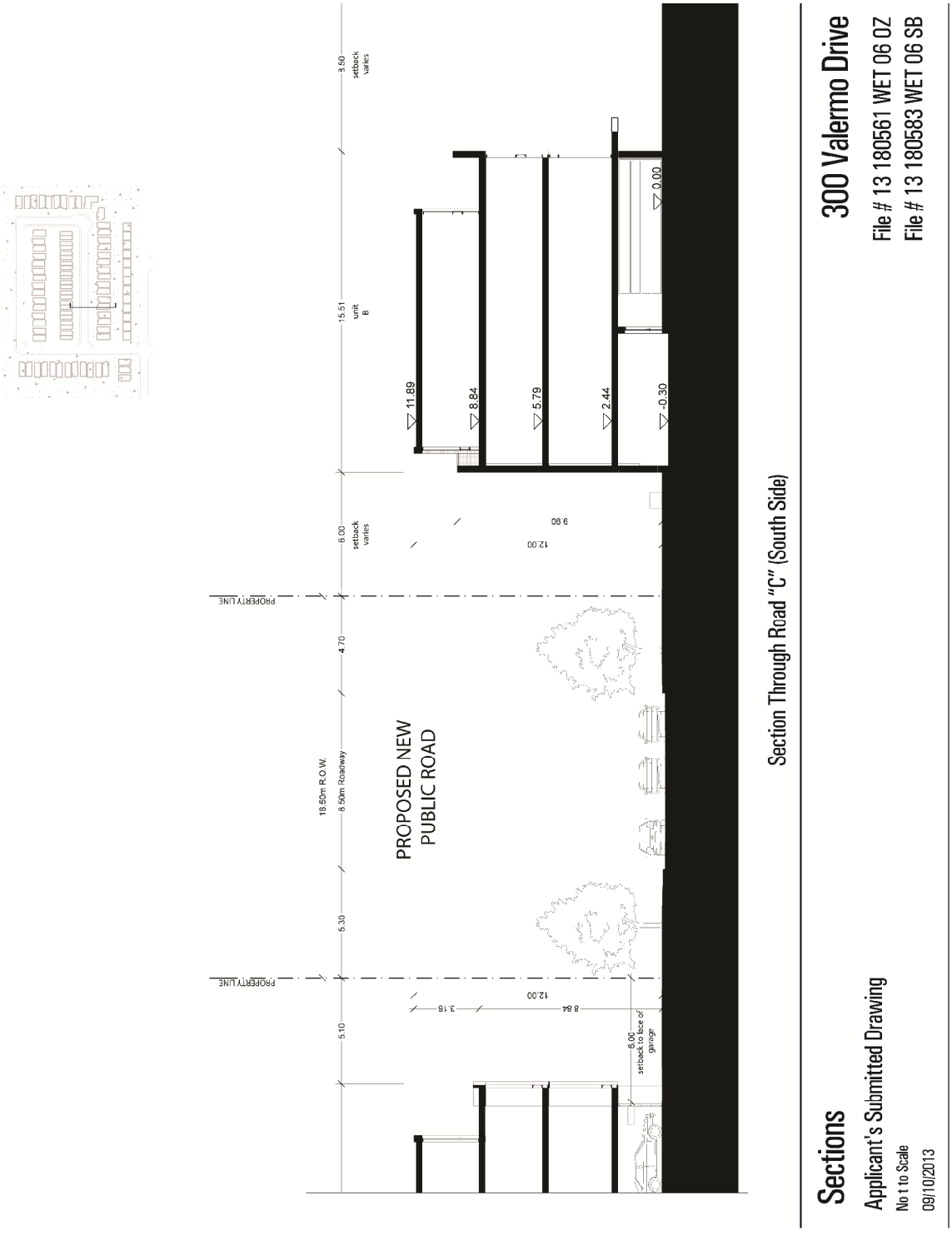
File # 13 180561 WET 06 OZ
File # 13 180583 WET 06 SB

Elevations

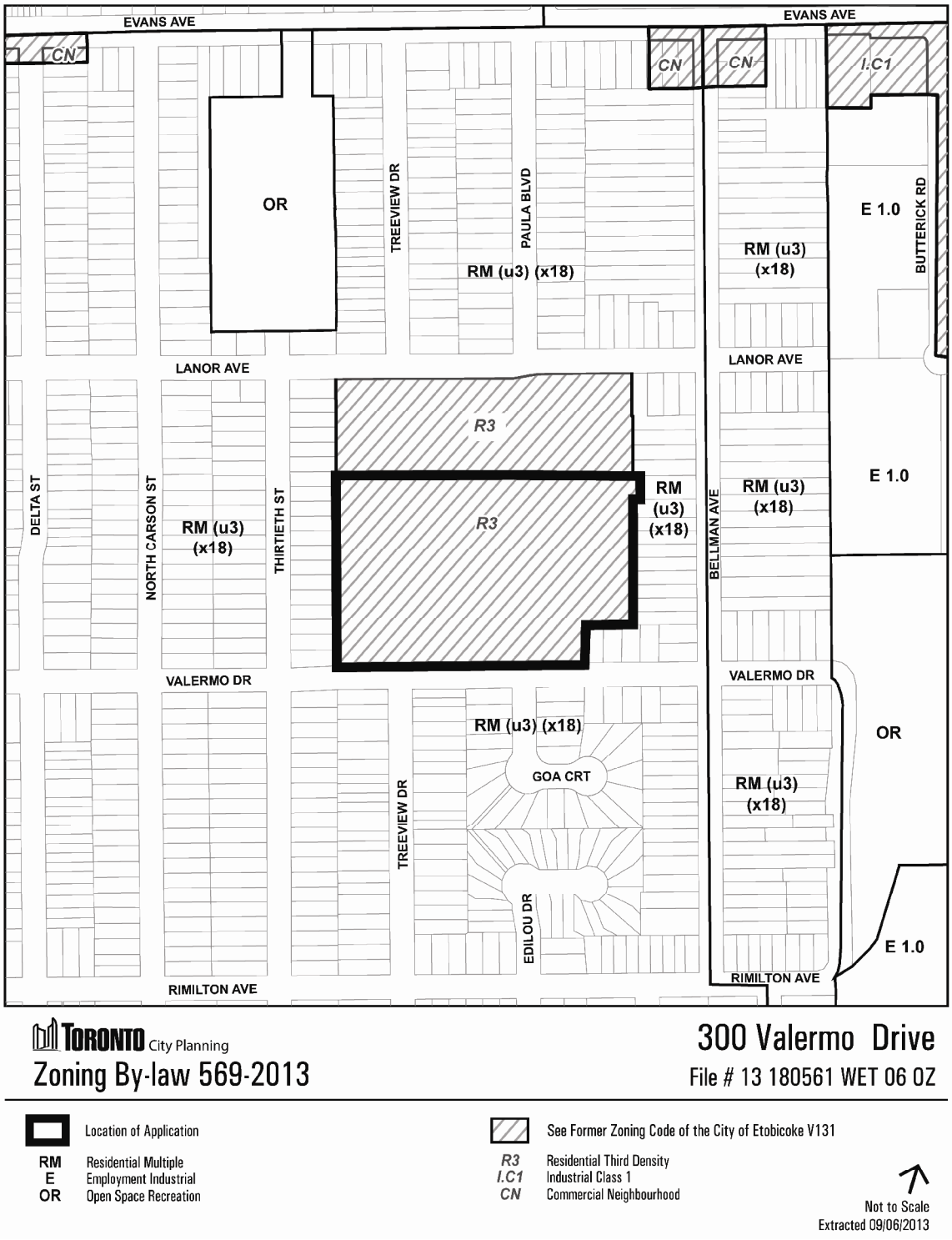
Applicant's Submitted Drawing

No t to Scale
09/10/2013

Attachment 4: Cross Section



Attachment 5: Zoning



Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	13 180561 WET 06 OZ 13 180583 WET 06 SB
Details	Rezoning, Standard	Application Date:	June 4, 2013

Municipal Address:	300 VALERMO DRIVE
Location Description:	CON 2 PT LOT 8 PLAN 2499 PT LOTS 85 TO 90 **GRID W0602
Project Description:	Proposed amendments to the former City of Etobicoke Zoning Code to permit the development of 92 residential units consisting of 20 single detached and 72 semi-detached dwellings.

Applicant:	**Agent:**	**Architect:**	**Owner:**
URBANCORP OLD MILL INC.		TACT Architecture Inc.	URBANCORP OLD MILL INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	Third Density Residential R3	Historical Status:	
Height Limit (m):	7.5 to midpoint for peak roof 6.5 for flat roof	Site Plan Control Area:	N

PROJECT INFORMATION

Site Area (sq. m):	34402	Height:	Storeys:	4
Frontage (m):	204		Metres:	12
Depth (m):	145			
Total Ground Floor Area (sq. m):	n/a			**Total**
Total Residential GFA (sq. m):	25561		Parking Spaces:	92 (per applicant)
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	25561			
Lot Coverage Ratio (%):	0			
Floor Space Index (overall):	0.74 (Gross)			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	92
Total Units:	92

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	**Below Grade**
Residential GFA (sq. m):	25561	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

CONTACT:	**PLANNER NAME:**	**Cynthia Owusu-Gyimah, Planner**
	TELEPHONE:	**(416) 394-2608**