

37 Kecala Road - Zoning Amendment Application - Preliminary Report

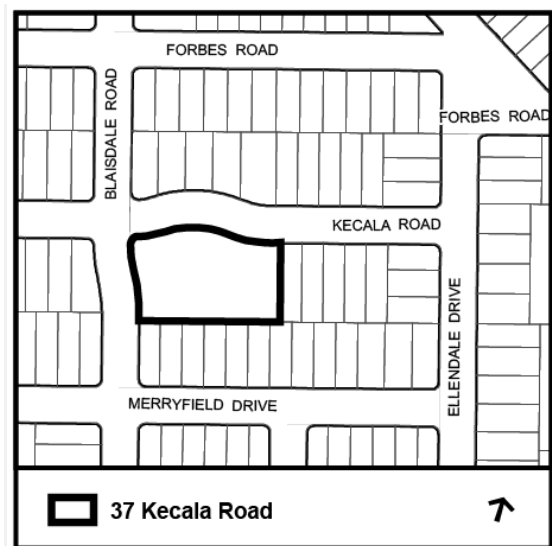
Date:	May 29, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	15 143623 ESC 37 OZ

SUMMARY

This application proposes a zoning by-law amendment to permit 8 single-family residential lots, each with a detached dwelling fronting on Kecala Road. Seven of the dwellings would be of new construction and the one existing single-family heritage listed building would be maintained.

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.

The subject application should proceed through the standard planning review process including the scheduling of a community consultation meeting. A final report will be prepared and a public meeting will be scheduled, provided all required information is submitted in a timely manner and all issues raised during the review process have been satisfactorily resolved.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 37 Kecala 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

There are no previous development applications pertaining to the subject property.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on December 1, 2014 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to amend the Dorset Park Community Zoning By-law No. 9508, as amended, to rezone the lands from Place(s) of Worship (PW) zone to a Single-Family Residential (S) zone and to amend the consolidated Zoning By-law 569-2013, as amended, to rezone the lands from Institutional Place of Worship (IPW) zone to a Residential Detached (RD) zone to permit the development of the site with eight single-family residential lots.

Seven of these lots will contain a new two-storey detached dwelling, at a proposed height of 8.45 m. The remaining lot will contain the existing one and a half storey single-family heritage listed building. The applicant proposes to remove a portion of this building on the west side of the dwelling. The existing place of worship will be demolished.

Six of the eight lots would have lot frontages of 9.10 metres and would have lot areas ranging from 439 square metres to 492 square metres. The corner lot would have a frontage of 13.85 metres and a lot area of 565 square metres. The lot containing the heritage listed dwelling would have a frontage of 17.09 metres and a lot area of 765 square metres. All eight lots would front directly on to Kecala Road. The gross floor area of the eight single-family residential dwellings would range from 172 square metres

to 236 square metres. Refer to Attachment 1: Site Plan, Attachments 2 and 3: Elevations, Attachment 4: Photograph of heritage listed building at 37 Kecala Road, and Attachment 5: Application Data Sheet for additional project information.

A consent application, submitted on April 20, 2015 to the Committee of Adjustment, will be required to facilitate the severance of the existing lot into eight new residential building lots.

Site and Surrounding Area

The subject property is located on the south east corner of Kecala Road and Blaisdale Road. The site is generally flat, is approximately 4149 square metres in size, and has approximately 85.54 metres of frontage on Kecala Road and approximately 50 metres of frontage on Blaisdale Road.

The Property contains a church that is vacant and a single detached residential dwelling. There is existing surface parking on the west end of the property with access points off of Kecala Road and Blaisdale Road for the existing church. The dwelling on the east end of the subject property has separate access from Kecala Road. It is a heritage listed building and is proposed to be retained. There are also a number of trees located along the east and south lot lines of the subject property.

Abutting uses include:

North, South, East and West: one and two-storey single detached dwellings

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 site is designated Neighbourhoods in the Toronto 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.

A key objective of the Plan is that new development respect and reinforce the general physical patterns in a Neighbourhood. Policy 5 of Section 4.1 of the 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 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.”

This proposal will be reviewed against the policies described above as well as the policies of the City's Official plan as a whole.

Heritage

This development application involves the retention of the existing one and a half storey detached heritage listed building on site. This building is known as the John A. Paterson House and has been listed on the Heritage Registry since September of 2006.

The Official Plan states that heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved. A Heritage Impact Assessment (HIA) has been submitted as part of the application. Staff will review the HIA and evaluate it against the relevant Official Plan policies.

Zoning

Until it is repealed, the lands remain zoned Place of Worship (PW) in the Dorset Park Community Zoning By-law No. 9508, as amended. Permitted uses include places of worship and day nurseries.

The lands are zoned Institutional Place of Worship (IPW) under the consolidated Zoning By-law No. 569-2013, as amended. Permitted uses in this zone are a place of worship, park, religious education use and a religious residence. Additional conditionally permitted uses include an ambulance depot, cogeneration energy, community centre, day nursery, a dwelling unit ancillary to a place of worship, fire hall, library, municipal shelter, place of assembly, police station, public utility, renewable energy, retail store, secondary suite, and transportation uses.

Site Plan Control

A site plan control application is not required for the development of the proposed detached residential dwellings as outlined in the City of Toronto By-law No. 774-2012, as amended.

Tree Preservation

The applicant has submitted an Arborist Report proposing the removal of three (3) privately owned trees and on-site replacement tree planting. The remaining privately owned trees are recommended for preservation. The Arborist Report has been forwarded to Urban Forestry for review.

Reasons for the Application

The Place(s) of Worship Uses (PW) in the Dorset Park Community Zoning By-law No. 9508, as amended, and the Institutional Place of Worship Uses (IPW) in the consolidated Zoning By-law No. 569-2013, as amended, do not permit residential uses. The zoning amendment application is necessary to facilitate the creation of eight single-family detached lots with appropriate performance standards.

COMMENTS

Application Submission

The following plans, reports and/or studies were submitted with the application:

- Draft Reference Plan;
- Site Plan and other architectural plans;
- Boundary Survey;
- Topographic Survey;
- Site Servicing and Grading Plan;
- Draft Zoning By-law Amendment;
- Planning Justification Report;
- Functional Servicing and Storm Water Management Report;
- Heritage Impact Assessment; and
- Arborist Report.

A Notification of Complete Application was issued on May 14, 2015.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- appropriateness and compatibility of the number, configuration, and size of the proposed lots;
- appropriateness of the proposed built form and massing;
- preservation and conservation of the listed heritage building;

- impacts on and relationship to the existing heritage listed building, including transition and setbacks; and
- location and siting of dwelling on the lots to be created, including setbacks between the proposed dwellings and the abutting existing homes.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Joe Nanos, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

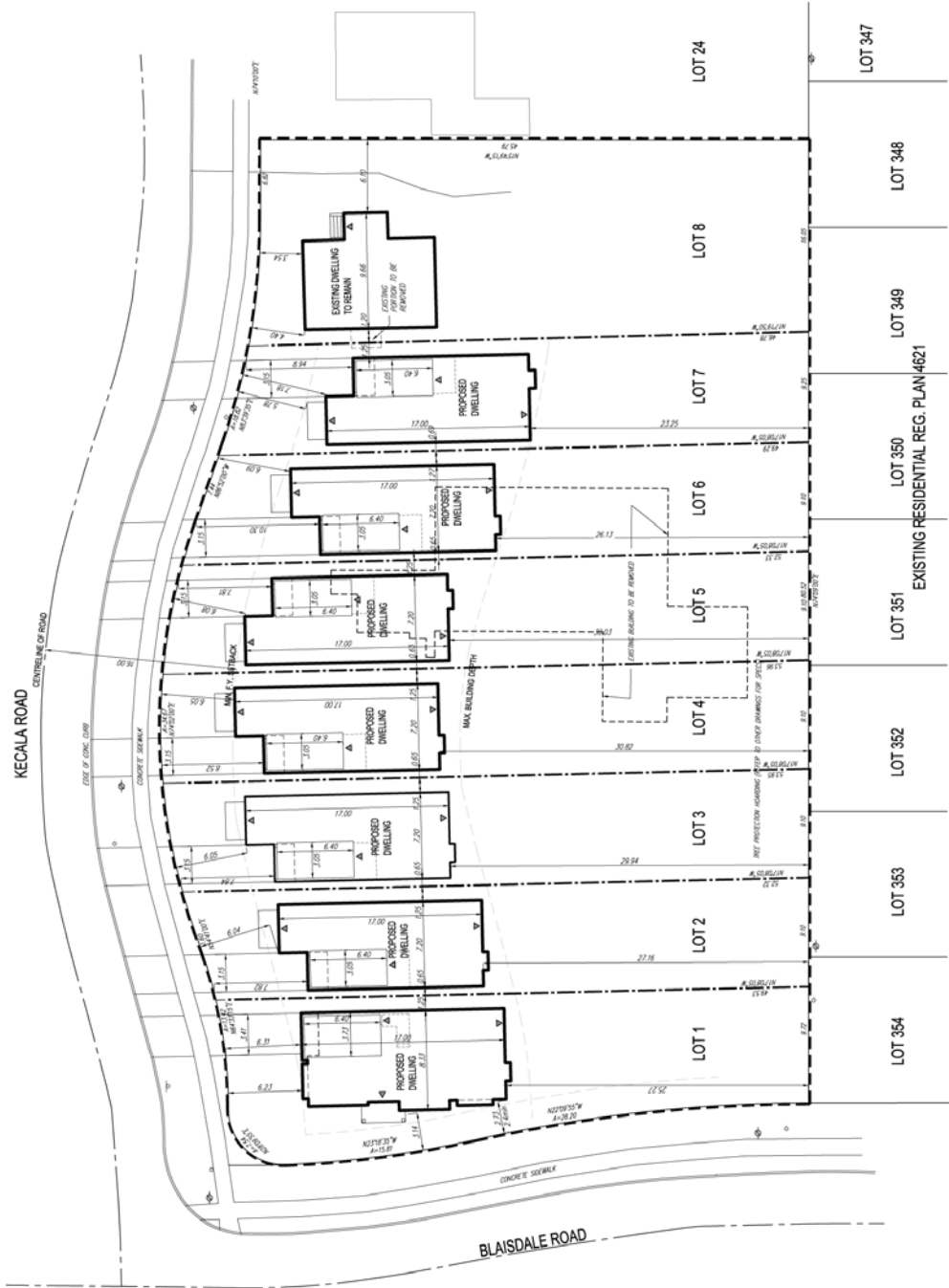
Attachment 3: Elevations

Attachment 4: Photograph of heritage listed building at 37 Kecala Road

Attachment 5: Zoning

Attachment 6: Application Data Sheet

Attachment 1: Site Plan



37 Kecala Road

Site Plan
Applicant's Submitted Drawing

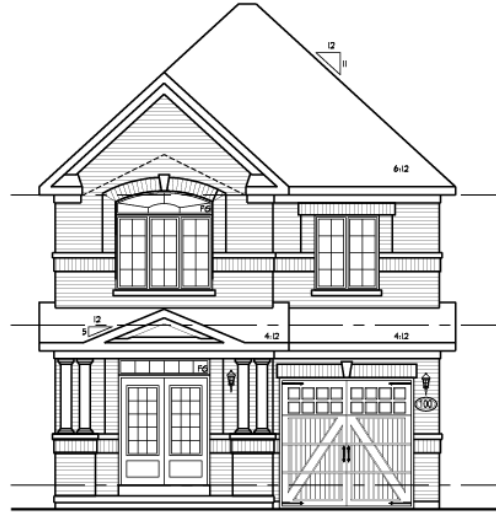
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Attachment 2: Elevations



Elevation A



Elevation A



Elevation B



Elevation B

Front Elevations fronting Kecala Road (Typical)

37 Kecala Road

Applicant's Submitted Drawing

Not to Scale
05/15/15

File # 15 143623 ESC 37 OZ

Attachment 3: Elevations



North Elevation - facing Kecala Road



East Elevation - facing Blaisdale Road

Elevations - Lot 1

Applicant's Submitted Drawing

Not to Scale
05/15/15

37 Kecala Road

File # 15 143623 ESC 37 0Z

Attachment 4: Photograph of heritage listed building at 37 Kecala Road



North Elevation fronting Kecala Road

Existing Heritage Dwelling

Applicant's Submitted Photograph

Not to Scale
05/15/15

37 Kecala Road

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Attachment 5: Zoning



Zoning By-Law No. 569-2013

37 Kecala Road

File # 15 143623 ESC 37 OZ

Location of Application

RD Residential Detached
CR Commercial Residential

IPW Institutional Place of Worship
ON Open Space Natural



Not to Scale
Extracted: 04/27/2015

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	15 143623 ESC 37 OZ
Details	Rezoning, Standard	Application Date:	April 20, 2015

Municipal Address: 37 KECALA RD
 Location Description: PLAN 4802 BLK C **GRID E3704

Project Description: The application proposes to rezone the property to permit 8 single-family residential lots, each with a detached dwelling fronting on Kecala Road. Seven of the dwellings would be of new construction and the one existing single-family heritage listed building would be maintained. The existing place of worship would be demolished.

Applicant:	Agent:	Architect:	Owner:
WESTON CONSULTING GROUP INC			SPENCETON HOMES INC

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	Place(s) of Worship (PW) - Dorset Park Community Zoning By-law No. 9508 Institutional Place of Worship (IPW) – City of Toronto Zoning By-law No. 569-2013	Historical Status:
Height Limit (m):	n/a	Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	3804.18	Height:	Storeys:	2 1.5 (existing building)
Frontage (m):	86.53		Metres:	8.45 7.45 (existing building)
Depth (m):	Irregular			
Total Ground Floor Area (sq. m):	911.55			Total
Total Residential GFA (sq. m):	1699.47		Parking Spaces:	16
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1699.47			
Lot Coverage Ratio (%):	22			
Floor Space Index:	0.4			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Freehold		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	1699.47	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:	8	Institutional/Other GFA (sq. m):	0	0
Total Units:	8			

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