

**37 Kecala Road – Zoning Amendment Application –
Final Report**

Date:	September 22, 2016
To:	Scarborough Community Council
From:	Acting Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	15 143623 ESC 37 OZ

SUMMARY

This application proposes to amend the Zoning By-law by replacing existing Place of Worship zoning with appropriate new residential zoning and development standards 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 while an existing heritage-listed single family dwelling on the east end of the property would be maintained. (The existing place of worship structure on the property is proposed to be demolished.)

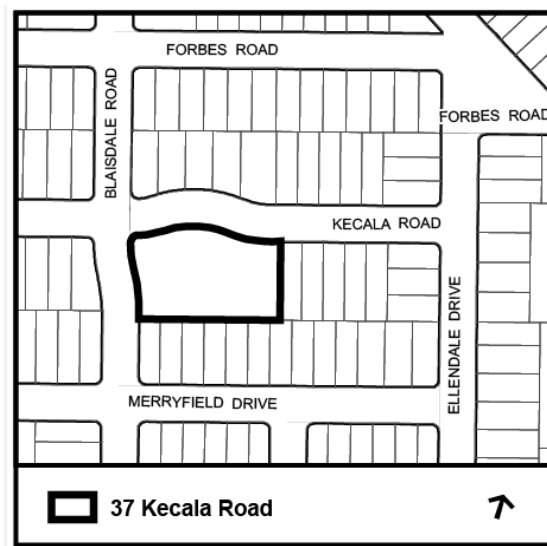
The proposal complies with the Official Plan, conforms to the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

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

RECOMMENDATIONS

The City Planning Division recommends that:

1. Council amend the Dorset Park Community Zoning By-law No. 9508 for the lands at 37 Kecala Road substantially in accordance with the draft Zoning By-law



Amendment attached as Attachment 8 to report dated September 22, 2016.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 37 Kecala Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 9 to report dated September 22, 2016.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On April 20, 2015, the owner submitted application no. B023/15SC for consent to sever the property to create 8 single-family residential lots, each proposed to contain a detached dwelling fronting on Kecala Road (see Attachment 1: Original Site Plan). Seven of the dwellings would be of new construction while an existing heritage-listed single family dwelling, the John A. Paterson House, would be maintained on the retained Lot 8 parcel on the east end of the property. The overall site redevelopment as currently revised is indicated on Attachment 2: Revised Site Plan.

The revised consent application is scheduled to be considered by Committee of Adjustment at its meeting on October 6, 2016.

On June 16, 2015 Scarborough Community Council adopted a Preliminary Report for the subject application. The report provided background information on the proposal, and recommended that a community consultation meeting be held and that notice be given according to the regulations of the *Planning Act*. The Preliminary Report is available at: <http://www.toronto.ca/legdocs/mmis/2015/sc/bgrd/backgroundfile-80872.pdf>

ISSUE BACKGROUND

Proposal

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

Seven of these lots will contain new two-storey detached dwellings, while the remaining easterly lot will retain the existing one and a half storey single-family dwelling known as the 'John A. Paterson House'. The existing place of worship structure would be demolished to facilitate the proposed site redevelopment.

Given the curvatures of both the Kecala Road and flanking Blaisdale Road streetlines at this location, the new parcels currently illustrated on Attachment 2: Revised Site Plan, will have varied lot frontages and areas, with lot depths averaging approximately 50 metres (166 feet). The lot frontages and lot areas currently proposed would be as follows:

	Lot Frontage	Lot Area
Lot 1 (westerly new corner parcel)	11.25 m (36.9 ft.)	483.71m ² (5,207 sq.ft.)
Lot 2	9.44 m (31.0 ft.)	458.62 m ² (4,937 sq.ft.)
Lot 3	9.28 m (30.4 ft.)	481.91 m ² (5,187 sq.ft.)
Lot 4	9.11 m (29.9 ft.)	492.03 m ² (5,296 sq.ft.)
Lot 5	9.24 m (30.3 ft.)	487.42 m ² (5,247 sq.ft.)
Lot 6	9.62 m (31.6 ft.)	467.75 m ² (5,035 sq.ft.)
Lot 7	9.56 m (31.4 ft.)	443.44 m ² (4,773 sq.ft.)
Lot 8 (easterly parcel to be retained)	19.03 m (62.4 ft.)	843.42 m ² (9,079 sq.ft.)

The seven new dwellings proposed would have heights of approximately 8.45 metres (27.7 feet). The six new dwellings on the middle portion of the property would be approximately 215.2 square metres (2,316 square feet) in size, whereas the seventh new dwelling at the corner of Kecala Road and Blaisdale Road would have a floor area of approximately 236.4 square metres (2,545 square feet). The John A. Paterson house would remain at 172.0 square metres (1,852 square feet). The proposed lot coverages of the seven new dwellings would range from 24.0 to 26.9%.

Refer to Attachment 7: Application Data Sheet for additional project information.

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, approximately 4,158 square metres (1 acre) in size, with frontages of approximately 86.5 metres (284 feet) on Kecala Road and 47.8 metres (156 feet) on Blaisdale Road.

The existing place of worship on the property was constructed in September 1959, housing the St. Giles Anglican Church congregation throughout until approximately 2011. The John A. Paterson heritage house built in 1858 remains in use as a single-family dwelling on the east end of the subject property. There is existing surface parking on the west end of the property with access points off both Kecala Road and Blaisdale Road serving the former place of worship, while the Paterson house has separate access from Kecala Road. There are also a number of mature trees located along the east and south lot lines of the subject property.

One and two-storey single detached dwellings are located immediately to the north, south, east and west.

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, by the *Planning Act*, 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 reviewed 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 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.”

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework.

Heritage

The John A. Paterson House has been listed in the City's Toronto Heritage Register since September 2006, but is not yet formally designated by by-law under the Ontario Heritage Act. The Official Plan states that heritage resources on properties listed on the City's Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council. A Heritage Impact Assessment (HIA) in support of this rezoning application was submitted for review by Heritage Preservation Services staff.

Zoning

The lands are zoned Place(s) 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 include a place of worship, park, religious education use and a religious residence. Additional conditionally permitted uses include 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.

The immediate and larger surrounding neighbourhood, comprising detached single-family dwellings throughout, is zoned Single-Family Residential (S) under the Dorset Park Community Zoning By-law No. 9508, as amended, and Residential Detached (RD) under Toronto Zoning By-law No. 569-2013, as amended. The former by-law permits single-family dwellings, secondary suites, group homes, and correctional group homes, with domestic or household arts and private home day care permitted as ancillary uses. The latter by-law permits a dwelling in a detached house and parks. Additional conditionally permitted uses include an ambulance depot, cogeneration energy, community centre, day nursery, fire hall, group home, home occupation, library, municipal shelter, place of worship, police station, private home day care, public utility, renewable energy, secondary suite, seniors community house and transportation use.

Site Plan Control

A formal site plan control application and approval is not required for the development of the proposed detached residential dwellings, as per the City's Site Plan Control By-law No. 774-2012, as amended.

Reasons for 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.

Community Consultation

Community Planning staff conducted a Community Information Meeting in conjunction with the local Councillor on September 17, 2015. The meeting was attended by 27 residents.

Most resident questions at the meeting concerned specific design details of the new dwellings being proposed. Some residents also questioned the number of new lots being proposed, the adequacy of local municipal servicing (e.g. waters and sewers), traffic safety and whether the Kecala/Blaisdale intersection should have four-way stop signage, tree protection measures, and depths of the new rear yards and privacy for homes to the south. Other concerns raised by the community not directly related to the City's review of the application include timing for commencement and duration of construction, and whether neighbours would be consulted on new fencing details.

No written submissions expressing further resident questions or concerns were received by City Planning staff at or subsequent to this meeting.

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. No outstanding issues have been raised by commenting agencies and City Divisions through the circulation and review of this revised application, or through further planning and design analysis.

COMMENTS

As otherwise addressed, no significant concerns with the proposed rezoning have been raised by circulated Divisions and agencies, or through further planning and design analysis.

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS by maintaining and reinforcing the local context and built form character within this stable neighbourhood.

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

Land Use

The subject site is located within an established, stable low density residential neighbourhood. The proposed rezoning, by applying generally consistent residential zoning standards to those applying to the adjacent lands, will respect and reinforce the existing physical character of the neighbourhood in accordance with Official Plan policies. The proposed rezoning will also help minimize resident uncertainty as to other, potentially more intensive, alternate uses of the property.

Planning staff believe the proposed rezoning of the subject property to Single-Family Residential (S) under the Dorset Park Community Zoning By-law No. 9508, as amended, and to Residential Detached (RD) under City-wide Zoning by-law No. 569-2013, as amended, represents good planning and are appropriate for this site.

Density and Development Standards

The immediate and surrounding neighbourhood is characterized by a mixture of one and two storey homes on lots having varied frontages and lot areas. Approximately one-half of these properties meet or exceed the current minimum lot frontage requirement of 13 metres (42.7 feet) under the Dorset Park Community By-law No. 9508, as amended, while the remaining properties have somewhat deficient frontages, generally 12.2 metres (40 feet) or slightly greater.

In terms of the residential development standards currently applying to the immediate and larger surrounding neighbourhood, the Dorset Park Community Zoning By-law No. 9508, as amended, permits one single-family dwelling per lot as shown on a Registered Plan, or per parcel having a minimum 13 metre (42.7 foot) frontage on a public street and a minimum lot area of 464 square metres (4,995 square feet). Minimum front building setbacks of 16 metres (52.5 feet) are required from the centreline of Kecala Road. Minimum required side yard building setbacks are 0.9 metres (3 feet) for a one-storey dwelling plus 0.6 metres (2 feet) for each additional or partial storey, and 3.6 metres (11.8 feet) for side lot lines flanking a public street (i.e. corner lots).

For the same area, under the Toronto Zoning By-law No. 569-2013, as amended, minimum required lot frontages and lot areas are those existing on the day of By-law enactment. The same minimum front building setback of 16 metres (52.5 feet) from the centreline of Kecala Road is required, while minimum 0.9 metre (3 foot) side yard setbacks, or 2.4 metres (7.9 feet) flankage setback for corner lots, are required.

Both by-laws limit building heights to 9 metres (29.5 feet) and lot coverage to 33% of the lot area. The seven new dwellings proposed at 8.45 m (27.7 feet) in height, having lot coverages ranging from 24 to approximately 27%, would adequately comply with these established neighbourhood development standards.

Given the curvature of the Kecala Road streetline here, the proposed new lots will each have varied frontage. As noted in the table on page 3 above, the proposed new lots would have frontages generally greater than 9.1 metres (29.9 feet), with the westerly

corner Lot 1 having a frontage of 11.25 metres (36.9 feet) and the retained easterly Lot 8 containing the John A. Paterson house having a frontage of 19 metres (62.4 feet).

In terms of minimum lot areas, all but two of the proposed new residential parcels would meet the current minimum standard of 464 square metres (4,995 square feet) under the Dorset Park Community By-law No. 9508, as amended. Lots 2 and 7 would be slightly below this requirement at 458.62 square metres (4,937 square feet) and 443.44 square metres (4,773 square feet) respectively. The seven new lots being proposed overall would have an average lot area of 473.6 square metres (5,097 square feet), exceeding the minimum by-law requirement for this neighbourhood.

The proposed lot depths vary, but average approximately 50.6 metres (166 feet) overall, which is generally greater than most of the residential lots in this neighbourhood. The resulting rear yard depths for the new dwellings would average approximately 22 metres (72 feet), well in excess of usual minimum 7.5 metre (25 foot) rear yard setback zoning requirements. Combined with the proposed retention of existing trees along the rear lot lines, privacy for the rear yards of abutting properties along the north side Merryfield Drive would be achieved, adequately addressing community concerns expressed at the September 2015 community information meeting.

Some residents at that meeting also expressed concern that the new dwellings on narrower lots would result in spacing between dwellings that would be out of character for this neighbourhood. Many homes, particularly along Kecala Road, actually have minimal, if any, side yard building setbacks on one side. Planning staff are satisfied that the proposed side yard building setbacks of 1.25 metres (4 feet) on one side and 0.65 metres (2 feet) on the other will achieve similar, if not greater building separations overall when compared to the current minimum 1.8 metre (6 foot) separations required under the Dorset Park Community By-law No. 9508, as amended, discussed above. These separations would maintain adequate light and air circulation for the occupants while achieving comparable building separations to those already existing throughout the neighbourhood.

The proposed zoning by-law amendments set out in Attachment 8: Draft Zoning By-law Amendment - By-law No. 9508, and Attachment 9: Draft Zoning By-law Amendment - By-law No. 569-2013 contain development standards specific to the proposed new residential parcels to reflect the above matters as also illustrated on Attachment 2: Revised Site Plan. Site specific standards are also proposed for Lots 1 and 8, recognizing their differing sizes and unique configurations compared to the intervening 6 new parcels.

Traffic Impact, Access, Parking

Some resident concerns expressed at the September 2015 community information meeting that the proposed development would result in traffic impacts on the neighbourhood, and particularly at the Blaisdale intersection where only Kecala Road is regulated by stop signs. Transportation Services staff, however, have not raised any concerns with the proposed site access driveways or functional issues with traffic operations on local streets as a result of this proposed redevelopment. A requirement for

installation of four-way stop controls suggested at the community information meeting is also not warranted at this time for the development proposed.

Servicing

Engineering and Construction Services advise that the applicant's submitted water supply and sanitary drainage analyses demonstrate adequate capacities exist to accommodate the residential redevelopment being proposed. A westerly extension of the sanitary sewer will, however, be required to service the westerly Lot 1 proposed. Engineering staff have therefore proposed to Committee of Adjustment for its October 6, 2016 consideration of the related consent application that a condition of approval be applied requiring the owner to enter into a Consent Agreement to secure construction of this municipal infrastructure improvement.

Open Space/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 provision across the city. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City Wide Parkland Dedication By-law No. 1020-2010.

The parkland dedication is based on a site area of 4,158 square metres. At the alternative rate of 0.4 hectares per 300 units, specified in By-law No. 1020-2010, the residential component will generate a parkland requirement of 106 square metres or 2.5% of the net site area. However there is a minimum parkland dedication cap of 5% required, therefore the parkland dedication would be 207 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. 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.

Streetscape

The subject site at a corner location in the heart of this neighbourhood is particularly prominent visually from approaching streets due to the curvatures of both Kecala Road and Blaisdale Road at this location. In the initial stages of application review, Planning staff expressed concerns to the applicant that the combination of the new two-storey residential building forms being proposed and particularly the staggered building projections along the curved Kecala Road frontage illustrated on Attachment 1: Original Site Plan, would do little to enhance the residential character of the neighbourhood and the quality of the streetscape at this location in particular.

Planning staff therefore proposed, and the applicant has now revised the subject application accordingly, that the front walls of the seven new dwellings be further setback to achieve a straight line more consistent with the setbacks of homes further to the east

and west along Kecala Road. The result, now indicated on Attachment 2: Revised Site Plan, achieves significantly improved front yard landscaped space conditions for the new homes which, when combined with the public boulevard along this curved portion of the street, would result in an improved landscaped space opportunity to protect and enhance the current streetscape condition when viewed from the east and west along Kecala Road.

Planning staff will continue to address matters relating to specific tree protection and enhanced tree plantings within this prominent front landscaped portion of the site through the site plan related conditions proposed to Committee of Adjustment and in consultation with Urban Forestry staff.

Toronto Green Standard

As the subject rezoning application involves the development of seven new detached single-family dwellings only, the Tier 1 requirements of the TGS do not apply.

Heritage

The subject rezoning application as originally filed and illustrated on Attachment 1: Original Site Plan, as well as the associated application to Committee of Adjustment for consent to sever the subject property, would have established a new side lot line between Lots 7 and 8 that would require partial demolition of an enclosed interior stairway added many years ago on the west façade of the John A. Paterson House. The proposal resulted in a number of discussions between the applicant and Heritage Preservation Services staff concerned about the resulting impact on this heritage building. As a result, the applicant has now shifted the proposed lot line westerly to now achieve a 1.25 metre (4 foot) side yard setback for the stairwell and approximately 2.86 metres (9.4 feet) to main wall of the dwelling itself, as illustrated on Attachment 2: Revised Site Plan. The proposed zoning by-law amendments set out in Attachments 8 and 9 contain side yard setback requirements specific to west side of Lot 8 to ensure protection of the stairway feature.

Resolution of this concern and protection of the existing heritage building has been a significant and positive concession by the owner. While Heritage Preservation Services staff have indicated no further concerns with the adjusted development as now illustrated on Attachment 2: Revised Site Plan, they do intend to initiate formal designation of the heritage Lot 8 property pursuant to Section 29 of the Ontario Heritage Act separately in the near future.

Proposed Consent to Sever the Subject Lands

As indicated above, Consent application no. B023/15SC is scheduled to be considered by the Committee of Adjustment on October 6, 2015. City Planning staff are supportive of the proposed land severances but have recommended to the Committee that a number of necessary conditions be applied to any approval of the application.

A Committee decision on the consent application at this meeting would predate final City Council approval of the subject zoning by-law amendment application to amend the current place of worship zoning to permit the proposed new residential uses. It is

therefore important that the Committee apply a condition on any approval of the consent application that the new lots to be created are not to be formally registered until the rezoning is approved by City Council and the enacting by-law amendments are in final effect.

Also as previously noted, the current proposal is not subject to Site Plan Control approval requirements. To ensure the highest quality of new residential infill redevelopment, however, Community Planning staff have also recommended to the Committee that a further condition of approval be applied requiring the owner to undertake the site redevelopment only in accordance with house siting, building elevation, tree preservation and landscaping plans which are satisfactory to the Chief Planner and Executive Director, City Planning Division, as well as the provision of a financial security to ensure completion of the approved landscaping proposals.

Conclusion

Staff conclude that replacing zoning permissions for a Place of Worship with appropriate new residential zoning generally consistent with that applying to the immediate neighbourhood, represents good planning and would be appropriate for the subject lands. The new low density single detached dwellings being proposed will respect and reinforce the established stable residential character of the neighbourhood in compliance with Official Plan policies, would conform to the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

CONTACT

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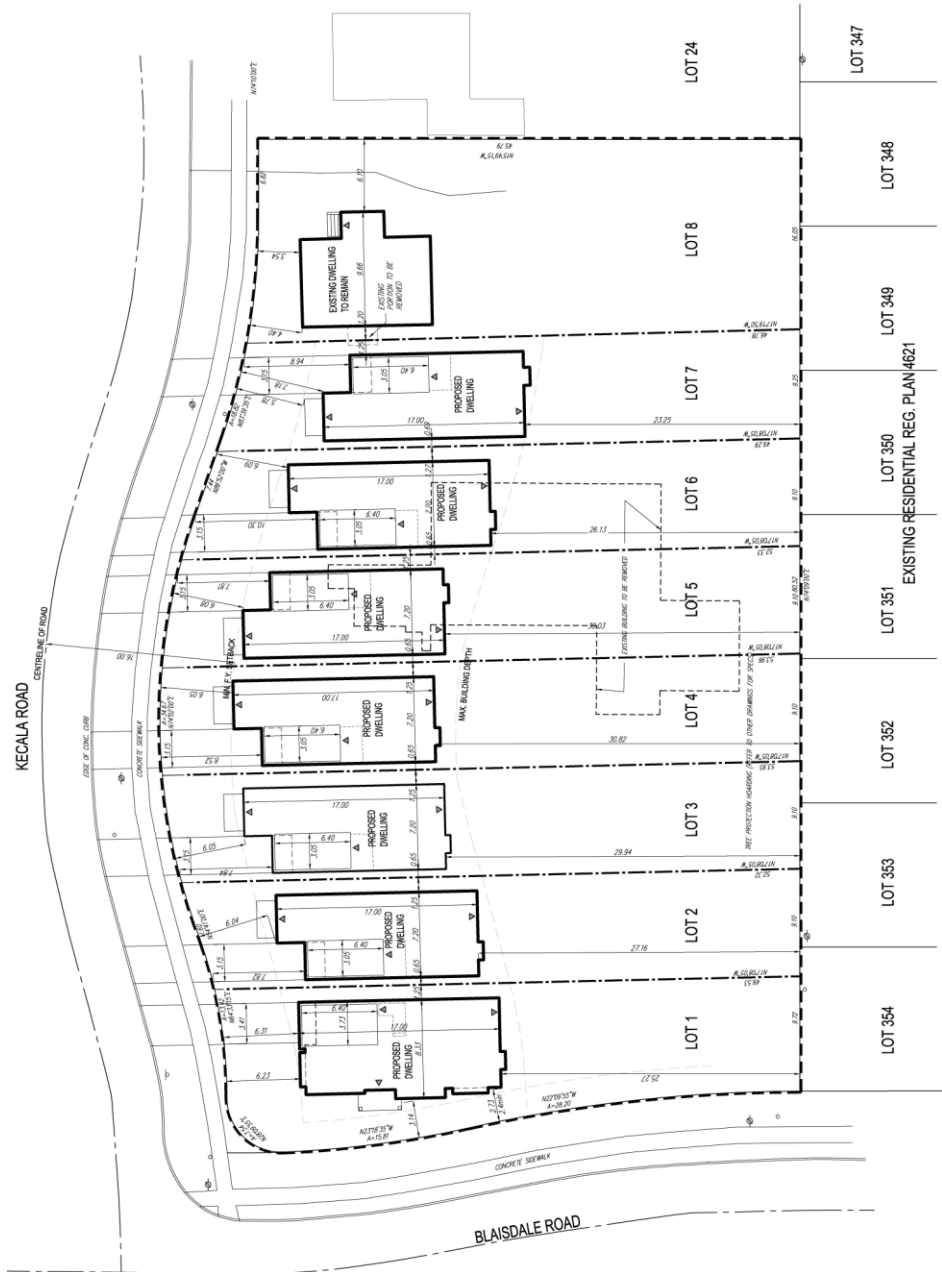
SIGNATURE

Paul Zuliani, Acting Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Original Site Plan
Attachment 2: Revised Site Plan
Attachment 3: Elevations
Attachment 4: Elevations
Attachment 5: Photograph of Heritage Listed Building at 37 Kecala Road
Attachment 6: Zoning (By-law No. 569-2013)
Attachment 7: Application Data Sheet
Attachment 8: Draft Zoning By-law Amendment – By-law No. 9508
Attachment 9: Draft Zoning By-law Amendment – By-law No. 569-2013

Attachment 1: Original Site Plan



37 Kecala Road

Original Site Plan

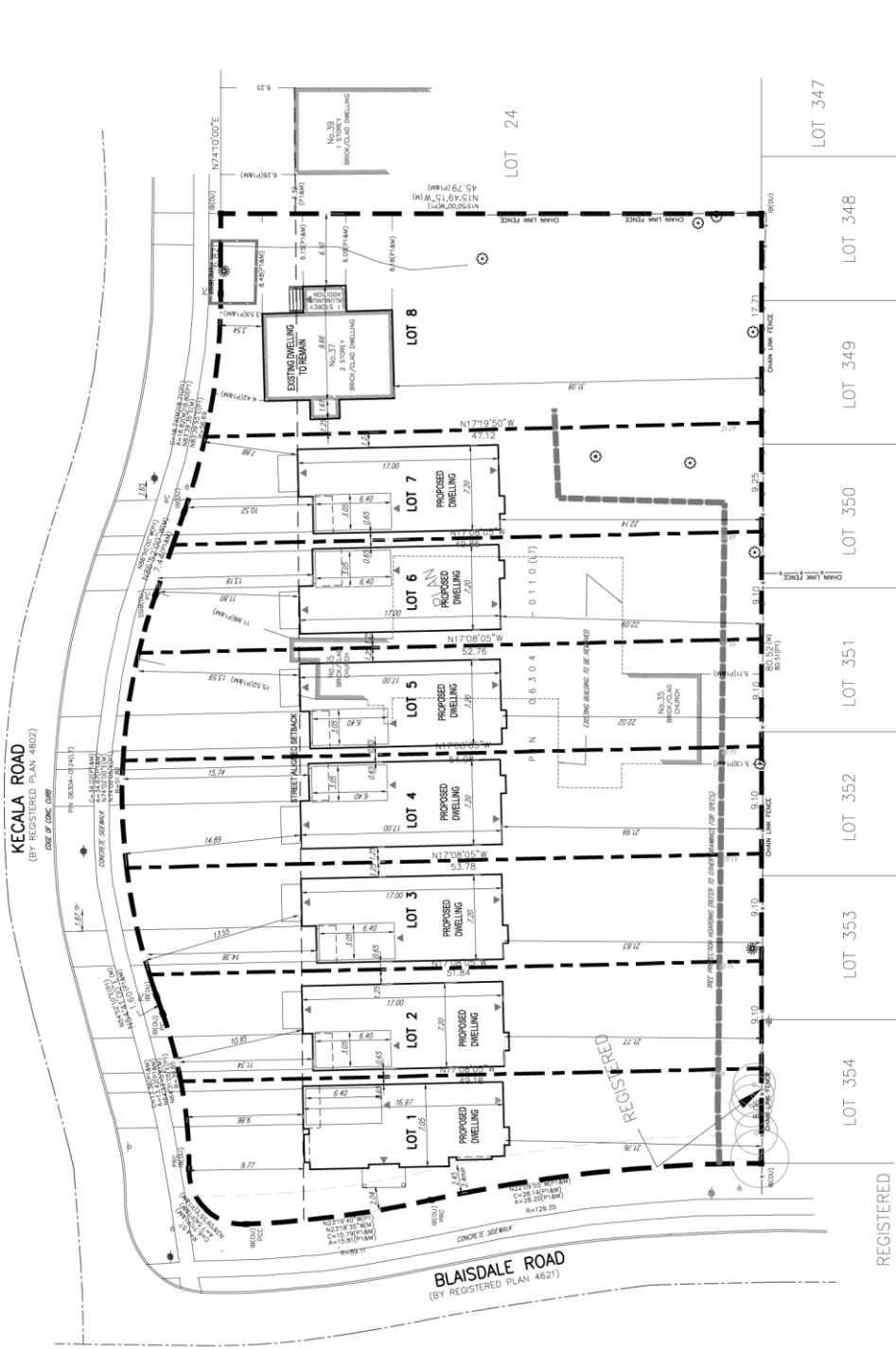
Applicant's Submitted Drawing



Not to Scale
8/18/16

File # 15 143623 ESC 37 0Z

Attachment 2: Revised Site Plan



37 Kecala Road

Revised Site Plan

Applicant's Submitted Drawing



Not to Scale
8/18/16

File # 15 143623 ESC 37 0Z

Attachment 3: Elevations



Elevation A



Elevation A



Elevation B



Elevation B

North 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 4: 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 5: 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

File # 15 143623 ESC 37 0Z

Attachment 6: Zoning (By-law No. 569-2013)



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 7: 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):	4158	Height:	Storeys:	2 1.5 (existing building)
Frontage (m) on Kecala Road:	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)

	Freehold		Above Grade	Below Grade
Tenure Type:	Freehold			
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			

CONTACT:	PLANNER NAME:	Rod Hines, Principal Planner
	TELEPHONE:	416-396-70207

Attachment 8: Draft Zoning By-law Amendment – By-law No. 9508

CITY OF TORONTO

BY-LAW No. ~-20~

**To amend Dorset Park Community Zoning By-law No. 9508, as amended,
With respect to the lands municipally known as
37 Kecala Road**

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. **Schedule 'A'** of the Dorset Park Community Zoning By-law No. 9508, as amended, is further amended for the lands outlined on the attached Schedule '1' by deleting the existing Place(s) of Worship (PW) zoning and replacing it with the Single-Family Residential (S) Zone together with the Performance Standards as shown on Schedule '1', so that the amended zoning shall read as follows:

S – 36 – 232 – 254 – 255 – 258

S – 36 – 233 – 254 – 256 – 258

S – 36 – 234 – 254 – 257 – 258

2. **Schedule 'B', PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

FRONT YARD

36. The front **main wall** of the building to be no closer to the **front lot line** than a distance of 39.5 m measured from the **rear lot line**.

INTENSITY OF USE

232. One Single-Family **dwelling** per parcel having a minimum frontage of 11.25 m on a public **street** and a minimum lot area of 483 m².
233. One Single-Family **dwelling** per parcel having a minimum frontage of 9 m on a public **street** and a minimum lot area of 443 m².

234. One Single-Family **dwelling** per parcel having a minimum lot frontage of 19 m on a public **street** and a minimum lot area of 843 m².

MISCELLANEOUS

255. Minimum **side yard** building **setback** of 0.65 m from the easterly most lot line, and minimum 2.45 m from the **street** line of Blaisdale Road.
256. Minimum **side yard** building **setback** of 0.65 m on one side and 1.25 m on the opposite side.
257. Minimum **side yard** building **setback** of 6 m from the easterly most lot line and minimum 1.25 from the westerly most lot line.
258. Minimum **rear yard** building **setback** of 20 m.

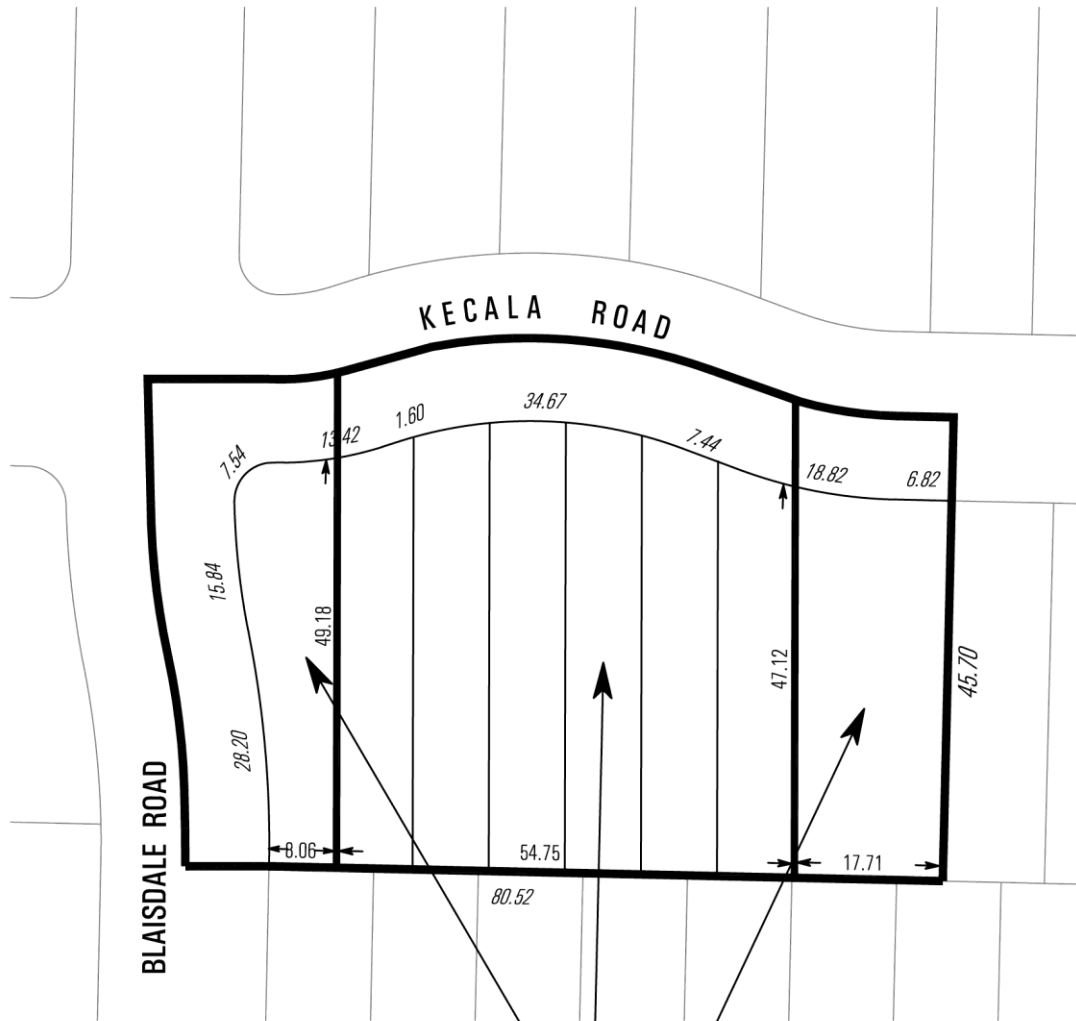
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



S-36-232-254-255-258
 S-36-233-254-256-258
 S-36-234-254-257-258

Toronto City Planning Division
Zoning By-Law Amendment

37 Kecala Road
 File # 15 143623 ESC 37 OZ

 Area Affected By This By-Law

Dorset Park Community Bylaw
 Not to Scale
 9/12/16



Attachment 9: Draft Zoning By-law Amendment – By-law No. 569-2013

CITY OF TORONTO

BY-LAW No. [XXXX- 2016]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 37 Kecala Road.

Whereas Council of the City of Toronto has the authority pursuant to 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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RD (f 9.0, a 443) (x413), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to the By-law, by applying the following height and storey label to these lands: HT 9.0, ST2, as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 413 so that it reads:

Exception RD 413

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;
- (B) Despite Regulation 10.20.30.10(1)(A), the required minimum **lot area** for Parcel 1, as shown on Diagram 1 of By-law [XXXX-2016], is 483 square metres;
- (C) Despite Regulation 10.20.30.10(1)(A), the required minimum **lot area** for Parcel 8, as shown on Diagram 1 of By-law [XXXX-2016], is 843 square metres;
- (D) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Parcel 1, as shown on Diagram 1 of By-law [XXXX-2016], is 11.25 metres;
- (E) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Parcel 8, as shown on Diagram 1 of By-law [XXXX-2016], is 19.0 metres;
- (F) Despite Section 800.50(290) and Regulation 10.20.40.70(1), the required minimum **front yard setback** must be no closer to the **front lot line** than a distance of 39.5 metres measured from the **rear lot line**;
- (G) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 20.0 metres;
- (H) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is:
 - (i) For Parcel 1, as shown on Diagram 1 of By-law [XXXX-2016], 0.65 metres from the easterly **side lot line**, and 2.45 metres from the **lot line** along Blaisdale Road;
 - (ii) For Parcel 8, as shown on Diagram 1 of By-law [XXXX-2016], 6.0 metres from the easterly **side lot line** and 1.25 metres from the westerly **side lot line**; and,
 - (iii) For all other parcels, 0.65 metres from one **side lot line** and 1.25 metres from the opposite **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on month ##, 20##.

Name,
 Speaker
 (Seal of the City)

Ulli S. Watkiss,
 City Clerk

